

PB# 01-27

Plum Point Condos

81-1-2 & 3.4

Approved 8/30/01

Map Number 165-01

City []

Section 81 Block 1 Lot 3.4

Town []

Village []

X New Windsor

Title: Plum Point on Hudson Condominiums
Sec V

Dated: 8-3-01 Rev Filed 8/6/01

Approved by _____

on _____

Record Owner Summit-ON-Hudson Assocs LP

Condominium 3 (Sec 5)

10 Sheets

DONNA L. BENSON
Orange County Clerk

Izzy : 536-4408

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made this 14th day of December, 2006, by and between the TOWN OF NEW WINDSOR, New York, a municipal corporation having its principal place of business at 555 Union Avenue, New Windsor, NY 12553 (the "Town") and SUMMIT-ON-HUDSON ASSOCIATES, L.P., ("Developer"), having its principal place of business at 26 Concord Drive, Monsey, NY 10952.

WITNESSETH:

WHEREAS, DEVELOPER, is the owner and/or developer of certain properties in the Town of New Windsor commonly known as Plum Point; and

WHEREAS, there is an ongoing construction project on the property referred to in the previous paragraph; and

WHEREAS, on or about the night of December 13, 2006 a major waterline break occurred at or about the property causing the discharge of One Million, Three Hundred Thousand (1,300,000) gallons of water from the town water system; and

WHEREAS, DEVELOPER accepts full responsibility for the discharge of the water and resultant losses to the TOWN; and

WHEREAS, certain work was performed by DEVELOPER or its representatives/subcontractors without the knowledge or inspection of the TOWN. Said work was done in such a fashion as to allow the improper discharge of water from the town water system; and

WHEREAS, it is the desire of the DEVELOPER to prevent such discharge in the future; and

WHEREAS, it is the desire of the TOWN to insure that all work done at the Plum Point site by or on behalf of DEVELOPER is in full compliance with all Federal, State and Local Laws and Codes;

NOW THEREFORE IT IS AGREED by and between the parties as follows:

1. The DEVELOPER agrees to place, in escrow, with the Comptroller of the TOWN, Ten Thousand and 00/100 (\$10,000.00) Dollars cash, certified check or by instrument acceptable to the TOWN at the TOWN'S sole discretion. Monies from this escrow account will be used to pay Engineering fees of McGoey, Hauser and Edsall, Consulting Engineers, P.C., to provide project observation of the infrastructure work that is ongoing at the site including water, sewer, drainage and erosion control work. The Engineer for the Town will also be available to observe all testing of all water and sewer lines as required by the TOWN. The Engineer will be required to submit regular bills to the TOWN for the work performed at the site and the appropriate fees will be paid to the Engineer by the TOWN at the Engineer's usual and customary hourly rate. The balance of any funds, if any, at the conclusion of all engineering work at this site as determined at the sole discretion of the TOWN, will be refunded to DEVELOPER. In the event that the fees exceed \$10,000.00, DEVELOPER agrees to reimburse the TOWN for any expenses for the abovementioned engineering work.

2. The DEVELOPER agrees to pay for all loss of water and the cost of personnel utilized during the water emergency between 13 December, 2006 and

14 December, 2006. The cost of personnel utilized has been calculated by John Egitto, Operations Manager, CAMO Pollution Control, in the sum of Two Thousand, Two Hundred Sixty-two and 00/100 (\$2,262.00) Dollars. The loss of water has also been calculated by John Egitto, Operations Manger, CAMO Pollution Control, to be: One Million, Three Hundred Thousand (1,300,000) gallons and the cost for same shall be calculated at the usual and customary finished water user rate of finished water supplied to consumers within the Town of New Windsor, which rate is: \$4.2738/1,000 gallons, which totals: Five Thousand, Five Hundred Fifty-five and 94/100 (\$5,555.94) Dollars.

3. The DEVELOPER agrees to install a master meter which will measure all water flow from the TOWN's main in Old Route 9W to the project site. Plan specifications and details of the master meter are to be designed by a Professional Engineer licensed in the State of New York and submitted for Town review and acceptance prior to the start of work.

4. The DEVELOPER agrees to coordinate with the Master Homeowners' Association and confirm that the Master Homeowners' Association will be responsible for the ongoing maintenance of the master meter and water mains which are privately owned.

5. The DEVELOPER agrees to have his Engineer of record prepare as-built drawings of all infrastructure improvements on-site and submit same to the TOWN for review and acceptance.

6. The DEVELOPER agrees to have the Engineer of record provide all copies of certifications provided to the Health Department and NYSDEC

certifying that all water lines and sewer lines have been installed in accordance with the approved plans.

7. The DEVELOPER agrees to provide copies of all testing that has been performed on the water and sewer lines including bacteriological testing to verify that the water mains have been properly disinfected prior to being placed into service. In addition, inspection reports should be submitted to the TOWN from the Engineers who were on-site inspecting the installation of the infrastructure improvements to verify that all water and sewer utilities have been installed in accordance with the approved plans and specifications.

8. The DEVELOPER will have his Engineer perform a field review of the storm water management and erosion control techniques immediately. The Engineer should make written recommendations to the DEVELOPER with a copy to the TOWN as to how to correct and/or implement the erosion control techniques that are required to properly stabilize the site and protect from erosion sedimentation. This inspection should include a review of the storm water management pond to determine if any repairs are required to this facility and/or whether silt must be removed from the storm water basin which may have accumulated over a period of time and which may have been a result of the major water main break.

9. The DEVELOPER agrees to have his Design Engineer on-site to provide proper review and certification of the installation of the remainder of the infrastructure and improvements and provide appropriate certifications of the

installations to the health department and the NYSDEC with copies to the TOWN.

This Memorandum of Understanding shall be effective immediately.

Town of New Windsor

Summit-on-Hudson Associates, L.P.

By: George A. Green
George A. Green, Supervisor

By: Iser Halberthal
Iser Halberthal, General Partner

Acknowledgment

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

On the 14th day of December, in the year 2006, before me, the undersigned, personally appeared George A. Green, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jessica T. Marina
Notary Public of the State of New York

Jessica T. Marina
Notary Public, State of New York
No. 01MA5016619
Qualified in Orange County
Commission Expires Aug. 16, 2009

Acknowledgment

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

On the 14th day of December in the year 2006, before me, the undersigned, personally appeared Iser Halberthal, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jessica T. Marina
Notary Public of the State of New York

Jessica T. Marina
Notary Public, State of New York
No. 01MA5016619
Qualified in Orange County
Commission Expires Aug. 16, 2009

PB # 01-27
Approval fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#839-2001

08/31/2001

Hudson, Summit On

**Received \$ 100.00 for Planning Board Fees on 08/31/2001. Thank you for stopping
by the Town Clerk's office.**

As always, It is our pleasure to serve you.

Deborah Green
Town Clerk



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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and PENNSYLVANIA

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PLUM POINT CONDOS – SITE PLAN AMENDMENT
(REVISION TO PHASES V & VI)

PROJECT LOCATION: OLD NYS RT. 9W
SECTION 81 – BLOCK 1 – LOT 2 & 3.4

PROJECT NUMBER: 01-27

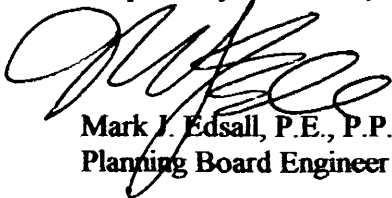
DATE: 8 AUGUST 2001

DESCRIPTION: THE APPLICATION PROPOSES A SHIFT IN THE PHASE LINE
BETWEEN PROJECT PHASES V AND VI, AS WELL AS SOME
FOOTPRINT CHANGES IN THE BUILDINGS AND THEIR
LOCATIONS. THE APPLICATION WAS REVIEWED AT THE
14 MARCH 2001 PLANNING BOARD MEETING.

1. In my previous review comments, I advised of what I believe are the critical issues, as follows:
 - Maintain same number of units
 - Spacing of buildings
 - Provide adequate access to units
 - Provide adequate off street parking for each unit
 - Provide adequate and appropriate Recycling center
 - Avoid slope problems as previously experienced
2. I have reviewed the revised plans submitted and have the following comments:
 - a) I previously recommended that the applicant should insure that the locations of the units along the river should be designed so as not require placement of fill. The new units (169-172 and 205-211) all require fill/grading toward the river. Previous attempts to fill and grade along the riverside slope were disastrous. As per a discussion with the Building Inspector, he recommends that all work be done under the full time supervision of a licensed professional engineer with geotechnical specialty.

- b) Sheet 3 is identified as a "Grading & Erosion Control" plan. Although the Board could accept the plan for the Site Plan Amendment, it should be noted that more detailed plans should be prepared for Stormwater Management and Soil Erosion Prevention, in accordance with the requirements of the NYSDEC SPDES Construction Related Activities regulations. Necessary permits with the NYSDEC should be maintained.
- c) I previously recommended that the sewage pump station wet well capacity be increased for failure situations. Capacity for a minimum of 6 – 12 hours would appear appropriate, at minimum. I also noted that the applicant should check previous approval requirements from the DEC. The Board should discuss the status for the record.
- d) Regarding the Sewage Force Main, cleanout manholes would be appropriate. I see none indicated on the plan.
- e) The utility plan should include the watermain. Hydrant spacing should be 500 ft. maximum per the Fire Inspector. Verify OCDOH approval has been obtained.
- f) Regarding the detail sheet (sheet 5), note the following comments:
- The detail for the recycling enclosure has no details for landscaping, only a note. I would suggest a more clear indication of what is proposed.
 - The typical unit layout should note a 25 ft. paved driveway dimension minimum from the building to the edge of the roadway.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
5. It is my understanding that current requirements regarding bonding, etc. do not apply to this approved application, which predates the current process.
6. The applicant should be advised to properly file this amendment with the Office of the State Attorney General, who has jurisdiction in these matters.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

PLUM POINT CONDOMINIUMS AMENDMENT (01-27)

Mr. Isere Halberthal appeared before the board for this proposal.

MR. PETRO: Proposed shift in building location. This application proposes a shift in the phase line between projects phase 5 and 6 as well as some footprint changes in the buildings and their locations. This application was reviewed at 14 March, 2001 planning board meeting.

MR. HALBERTHAL: Well, we came to you last time here and gave you a proposed, and you wanted some more details of everything. My engineer couldn't make it tonight so I'm here on my own. Basically, he did a, there's a grading map, there's an elevation map, there's a sewer and drainage and all the building are there and we at the last workshop meeting Mark asked for 25 foot right-of-ways which we have on all the units, minimum of 25 foot right-of-ways.

MR. PETRO: There's quite a few comments from the engineer and I don't want to go through them all tonight, there's quite a few, you're not an engineer, sir, I don't mean that to be--

MR. EDSALL: Some are comments just to make--

MR. PETRO: We did waive the public hearing, I'm sorry, Mark, go ahead.

MR. EDSALL: I tried to add some comments just for information to the board as well, maybe I can briefly go over them.

MR. PETRO: Is he going to understand them enough?

MR. EDSALL: Well, I think some, I'm going to need some input from the board.

MR. PETRO: Go ahead.

MR. EDSALL: 2A just a comment that they're providing or proposing some grading along the river front units.

You'll see on sheet 3 where some of the proposed contours show some grading in two areas. I discussed it with the building inspector and he really didn't have any objection to it but he believes condition of approval should be that any grading work on the river side of these units be under the supervision of a licensed engineer, a technical engineer so we don't have the same problems we had before.

MR. ARGENIO: What happened last time?

MR. HALBERTHAL: We do it last time or since last time.

MR. EDSALL: I'm just passing it on, you may be doing it, but he's suggesting it be a note on the plan and condition of approval.

MR. HALBERTHAL: All our building permits when we submit them there's one sheet which shows the whole thing and all the buildings.

MR. EDSALL: You may be doing it already but I'm just passing on what the building inspector suggested. 2B just letting you know that we have a plan that's called an erosion control plan but in fact, it would not comply with the DEC's standards but I know that Mr. Halberthal has been dealing with DEC for the SPDES permit so I'm just going on record letting you know that in fact he's still responsible for those regulations and preparing a separate plan. Comment 2C something that we have made a recommendation relative to the pump station, I'm not sure that they have acknowledged their intent to do that or not, the plans really don't indicate it. D is another technical comment, E is just a comment from the fire inspector, he asked that the plan acknowledge 500 foot spacing of hydrants, but the current utility plan doesn't have water main and hydrants shown so that should be added on. F I need some input from the board, do you want a separate landscaping plan for around the recycling center or not? Right now, they have a detail of the recycling center on sheet 5 but there's no landscaping plan specific to that.

MR. PETRO: What's around the other ones in your other

phases, what do you have around?

MR. HALBERTHAL: I didn't put nothing.

MR. EDSALL: Part of problem was that I know that in previous locations, there was a lot of grief about the fact that the finish around it, so I thought you might want to solve the problem here and at least let them know what you'd like to have so we don't have to deal with it in the field.

MR. PETRO: Just put some shrubbery around it.

MR. EDSALL: There's just a note but do you want a plan?

MR. PETRO: Upright hews to be planted around perimeter of building, yes, we do. Anybody disagree?

MR. ARGENIO: No.

MR. EDSALL: They've done, which we appreciate, the typical unit plan, Izzie has indicated that all the driveways will be minimum 25 foot spacing from the building face to the roadway. I'm just asking that the 25 foot dimension be shown on the typical plan just so that it's clear. Other than that, comments 3 and on are all procedural, if you want to deal with any of those now.

MR. PETRO: There seems to be lot on here that he has to correct on the plan, I don't feel like going forward with it, is it going to happen if we do a conditional approval?

MR. HALBERTHAL: Yes, of course.

MR. EDSALL: The plans have come a very long way since the initial set so this is probably the last ten percent of what they need to do.

MR. PETRO: How have you been making out with the building department? No problems? Everything's working out all right?

MR. EDSALL: Yeah, we've come a long way since we got the first plan on this amendment and like I said, this is probably the last ten percent.

MR. PETRO: Well, what I'm going to do then if the rest of the board members want to and on your recommendation we can do a final approval, I'm going to make your minutes the subject-to's, I'm not going to go over them unless you want. Make it conditioned on this, conditioned on Mark's comments being fulfilled.

MR. PETRO: Before I stamp or sign the plan. Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for Plum Point, this is a revision to phases 5 and 6. Is there any further discussion from the board members?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Any of the board members have any comments before I go forward with this? If not, I'll entertain a motion for final approval.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Plum Point condo site plan amendment revisions to phases 5 and 6 subject to Mark's comments being fulfilled and completed and implemented on the plans before final stamp is given. Is there any further comment from the board members? If not, roll call.

August 8, 2001

40

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/31/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-27

NAME: PLUM POINT ON HUDSON CONDOMINIUMS

APPLICANT: HALBERTHAL, ISERE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/12/2001	REC. CK. #3225	PAID		750.00	
03/14/2001	P.B. ATTY FEE	CHG	35.00		
03/14/2001	P.B. MINUTES	CHG	36.00		
08/08/2001	P.B. ATTY. FEE	CHG	35.00		
08/08/2001	P.B. MINUTES	CHG	22.50		
08/29/2001	P.B. ENGINEER FEE	CHG	306.00		
08/31/2001	RET. TO APPLICANT	CHG	315.50		
		TOTAL:	750.00	750.00	0.00

8/31/01
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/31/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-27

NAME: PLUM POINT ON HUDSON CONDOMINIUMS

APPLICANT: HALBERTHAL, ISERE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/30/2001	PLANS STAMPED	APPROVED
08/08/2001	P.B. APPEARANCE	ND: APPR COND
	. ADD ON HYDRANTS - NEED LANDSCAPE PLAN - NO BOND ESTIMATE	
	. NECESSARY FOR THIS REVISION	
03/14/2001	P.B. APPEARANCE	REVISE & GO TO WS
03/07/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/31/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 1-27

NAME: PLUM POINT ON HUDSON CONDOMINIUMS
APPLICANT: HALBERTHAL, ISERE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/29/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
08/30/2001	REC. CK. #2640	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

AS OF: 08/29/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 27

FOR WORK DONE PRIOR TO: 08/29/2001

									-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
.												
1-27	173469	02/07/01	TIME	MJE	WS PLUM PT CONDOES	85.00	0.40	34.00				
1-27	173419	02/22/01	TIME	MJE	WS PLUM PT CONDOES	85.00	0.40	34.00				
1-27	177066	03/07/01	TIME	MJE	WS PLUM PT CONDO S/P	85.00	0.40	34.00				
1-27	177692	03/13/01	TIME	MJE	MC PLUM PT CONDO	85.00	0.50	42.50				
1-27	178156	03/21/01	TIME	MJE	WS PLUM PT CONDOES	85.00	0.40	34.00				

									178.50			
1-27	179806	04/26/01			BILL 01-448					-178.50		

									-178.50			
1-27	190531	08/01/01	TIME	MJE	WS PLUM PT CONDO S/P AM	85.00	0.40	34.00				
1-27	190938	08/08/01	TIME	MJE	MM PlumPtCondo SPam APP	85.00	0.10	8.50				
1-27	191546	08/08/01	TIME	MJE	MC PLUM PT CONDO S/P AM	85.00	0.50	42.50				

									85.00			
1-27	191577	08/21/01			BILL 01-792					-85.00		

									-85.00			
									=====	=====	=====	=====
TASK TOTAL									263.50	0.00	-263.50	0.00
.												
									=====	=====	=====	=====
GRAND TOTAL									263.50	0.00	-263.50	0.00

8/29 1/2 hr ~~12.50~~
306.00

Plans rev. 8/15/01
OK to
stamp

[Signature]

RESULTS OF P.B. MEETING OF: August 8, 2001

PROJECT: Plum Pt. Condos.

P.B.# 01-27

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) B S) A VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES ☒ NO ☐

M) S) VOTE: A N

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) B S) K VOTE: A 4 N 0 APPROVED CONDITIONALLY: 8/8/01

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

<u>Add on Hydrants</u>
<u>Need landscape plan</u>
<u>No Bord Est.</u>



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
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- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

15 AUG 01

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME:

Mum Pt Condo's

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

Ivy H +

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- note added re fill area ck w/ MB
- hyd spacing, OK per Bot.
- enhance landscaping around residence

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

01-27

WORK SESSION DATE:

1 AUG 01

APPLICANT RESUB.
REQUIRED:

new plan

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Plum Pt Condor

PROJECT STATUS:

NEW

X

OLD

X

REPRESENTATIVE PRESENT:

Bill James

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- rotate 169-172 ?
- ID anything less than 25'
- Typical unit cluster detail
- recycle encl detail
- 500' spacing by rd max & intersection;

CLOSING STATUS

X Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-27

NAME: PLUM POINT ON HUDSON CONDOMINIUMS
APPLICANT: HALBERTHAL, ISERE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/12/2001	MUNICIPAL HIGHWAY	/ /	
ORIG	03/12/2001	MUNICIPAL WATER	/ /	
ORIG	03/12/2001	MUNICIPAL SEWER	/ /	
ORIG	03/12/2001	MUNICIPAL FIRE	03/12/2001	APPROVED
ORIG	03/12/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/2001

PAGE: .

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, With
O [Disap, Apr

FOR PROJECT NUMBER: 1-27

NAME: PLUM POINT ON HUDSON CONDOMINIUMS

APPLICANT: HALBERTHAL, ISERE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/14/2001	P.B. APPEARANCE	REVISE & GO TO WS
03/07/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-27

NAME: PLUM POINT ON HUDSON CONDOMINIUMS
APPLICANT: HALBERTHAL, ISERE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/12/2001	EAF SUBMITTED	03/12/2001	WITH APPLIC
ORIG	03/12/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/12/2001	LEAD AGENCY DECLARED	03/14/2001	TOOK L A
ORIG	03/12/2001	DECLARATION (POS/NEG)	/ /	
ORIG	03/12/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	03/12/2001	PUBLIC HEARING HELD	/ /	
ORIG	03/12/2001	WAIVE PUBLIC HEARING	03/14/2001	WAIVE PH
ORIG	03/12/2001	AGRICULTURAL NOTICES	/ /	
ORIG	03/12/2001	BUILDING DEPT REFER NUMBER	/ /	



TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4693

REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

File for Plum Point Condominium project

Date Records Requested: 7/11/01

Name: Michael Randall

Address: Times Herald-Record, Newburgh

Phone: (845) 575-5000 ext. 6018

Representing:

Documents may not be taken from this office.

PLUM POINT CONDOMINIUMS SITE PLAN AMENDMENT (01-27)

Mr. Dennis Walden and Mr. Izzy Halberthal appeared before the board for this proposal.

MR. PETRO: First question is why are we changing the configuration of a phase, do you have comments on this, Mark?

MR. WALDEN: I prepared the site plan and this is Izzy Halberthal.

MR. PETRO: Are you the owner, sir?

MR. HALBERTHAL: Yes.

MR. PETRO: Okay, why are we here?

MR. WALDEN: What we're doing is just shifting some of the units around. We're not changing, the unit count was 79, we're maintaining 79. As you look at that, the shaded ones are where the units were located on the previous site plan that was approved back in 1984, I would like to shift some of them around to where we have them located now.

MR. PETRO: Talking about just the four units but the four--

MR. HALBERTHAL: Wherever you see the shaded old and where it's not shaded, we'd like to locate the new revised units.

MR. LANDER: Square feet is staying the same of the buildings?

MR. HALBERTHAL: Approximately.

MR. LANDER: They are smaller.

MR. HALBERTHAL: Ones that are proposed are a little larger.

MR. PETRO: All these units are being shifted.

MR. ARGENIO: Looks to me every one.

MR. BABCOCK: Every one.

MR. EDSALL: They're all moving.

MR. HALBERTHAL: We changed some because of the views.

MR. LANDER: How many, you say some are smaller, some are bigger, but how many square feet?

MR. HALBERTHAL: They're not actually, I don't think they're smaller, I think originally the way it was approved I think some were approved with three stories, we're only going with two stories, the total square footage is probably the same.

MR. PETRO: I don't think this is a minor change, to be honest with you, I don't even know about the setbacks on property lines, some of the buildings are changed by quite a number of feet, look at this building over here all the way to your left.

MR. WALDEN: Reduced that from a four-plex to three-plex.

MR. LANDER: The reason for rearranging all this for the views?

MR. WALDEN: Take advantage of the views and step these up and take advantage of the views and we changed from three story to two story.

MR. PETRO: Did you have to file this with the State Attorney General's office, the original?

MR. HALBERTHAL: Submitted all the plans, this comes with the perspectus, yes.

MR. EDSALL: Jim, just to put a little bit in perspective when Phase 4 was being constructed as that started in towards Phase 5, we started to have some problems in the field that dimensionally there was problems with the lengths of the driveways that you couldn't park a vehicle in the driveway and not hang

out into the road. And I believe what helped cause the problem is the fact that the original plan was from many years ago and really wasn't up to the standards that you would now require and what we would review on a normal basis, so they're coming in basically to correct some of those problems and lay it out so that it works, that's one item. And the second item is I think the units, the marketing units that they're going for now physically they had to shift things around to make all those fit. So we have asked them to show both to give ideas, you understand it, you're not looking for anymore units, same number, the minimum spacing between buildings is being maintained to the same minimum, although some things may have shifted.

MR. WALDEN: Right.

MR. EDSALL: My concerns were to make sure that the plan they submitted provided adequate access, provided off-street parking that would work, so you could get the car off the road which really isn't the case in all locations from the old plan that they took into account the recycling center which really wasn't taking into account properly on the previous plans. And my last concern was the slopes and looking at this, they seem to have accomplished all the goals we asked them and they're making things lay out so that at least in the field, there's some sense to it, some dimensional sense. My only concern as long the river the proposed units are being shifted toward the river a little bit as long as that isn't getting into a slope problem.

MR. HALBERTHAL: It's very flat over there, the last one is very flat, it's flat, the last thing we want to do is have a slope problem.

MR. EDSALL: As long as it's in an area where the setback is fine, we should probably just have Dennis stake out so we can see this isn't encroaching into the hill, but the plan was prepared based on what we asked them to do, Mike and I.

MR. PETRO: But I think this plan is somewhat confusing to start with. I'm not belittling your plan, I think you need to give us a real site plan that's going to

be, I don't want to see the old units, you're coming in with something new, show us where the new ones are on a real site plan amendment and correct all the, we're going to just review it, not like you were there, we're not going to go through the whole procedure, I want to see a real site plan. Obviously, you can take all these, go over the bullets that Mark has, there's nothing that's a problem, just a matter of addressing it on the plan correctly.

MR. WALDEN: Is this a new list or what we went over last week?

MR. EDSALL: Yes, there's nothing new.

MR. PETRO: There's nobody that has a problem with shifting that around, in making a review they're meeting all the same setbacks, I don't think we have a problem, but we need to address it a little bit more. I don't know if the right word is professionally, I don't want to offend you, this is more of a sketch plan or give us an idea of what we're doing now, I think.

MR. KRIEGER: Thoroughly.

MR. PETRO: Just have a real amended site plan so we can have it on file, it's a major project. Why don't you redraw the plan. Address a motion for lead agency?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Plum Point condo site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Let's see how many square foot total we have, you're going to do the plan anyway, what you wer intending to do now and what was planned before.

MR. PETRO: Probably decreased somewhat, right.

MR. LANDER: Just we need to before and after the fact here we need to know the square feet whether we're changing or increasing.

MR. PETRO: If he does find out it's increasing, you'll have to go accordingly with the parking spaces and do what you have to do under normal site plan review.

MR. LANDER: Looks like it might be smaller but--

MR. PETRO: I'm just deciding whether or not, I don't know if we want to get into a public hearing with this or not because--

MR. LANDER: Change the units, shifting them around.

MR. PETRO: Yes, that's a tough one.

MR. LANDER: Do you have three different homeowner's associations in here, 1, 2 3 and this is 4?

MR. HALBERTHAL: This is 5 and 6, 5 and 6 is not homeowner's association yet.

MR. WALDEN: Just 4 has a homeowner's association.

MR. LANDER: I think they might, you know, the homeowner's association might want to be made aware of this.

MR. HALBERTHAL: But that is little for this, it's not anywhere near where they are.

MR. LANDER: Well, I realize that but it's still part of this whole project.

MR. HALBERTHAL: Phase 4 is still under our sponsorship also, it's under the sponsor still.

MR. PETRO: Mark, what's your take on it?

MR. EDSALL: It's, again, he's right in the fact that this is the right time to do a site plan change cause these units are all proposed in 5 and 6 but Ron's right that you're immediately adjacent to 4 that's occupied so--

MR. BABCOCK: I don't think either way it would hold the plan up as far as approval because he's got to do some work on the plan anyway as far as timing, I know that's what his concern is.

MR. PETRO: Here's the only reason I hesitate with the public hearing and I'm trying to do more and more public hearings but we're going to get a room full of people with every complaint in Phase 4 or Phase 3 about their bathtubs not working properly, nothing to do with the planning board and that's what happens when you have this kind of a public hearing, nobody's going to come here and say we have a legitimate problem way over here for a planning board issue, you're going to get everything that is probably building department or Attorney General or something or your problem, not my problem, garbage doesn't work right.

MR. EDSALL: The other take on it, Jim, is that they've got now an approved site plan, we've had a lot of problems with that site plan because again, I hate to say it nasty, but the plan's terrible, it makes it difficult to build by so whatever we get from a standpoint of them laying out the building and understanding that you can put, park a car in the driveway, not just a motorcycle is an improvement, so to have a public hearing and have everyone have the expectation that we're going to meet the year 2001 standards, it's not going to happen because they can go back to the original plan which we know doesn't work so I would tend to try to get the board's input, accomplish what we can and not make it more miserable than it has to be, it's not a new site.

MR. LANDER: Long and short of that was you're not in favor of a public hearing.

MR. EDSALL: I don't think it's a good idea to have a public hearing because it's an approved project already, we're just trying to dimensionally try to make some problems go away.

MR. LANDER: You're starting to.

MR. ARGENIO: I think that Tamerisk Lane is an isolated loop on the south end of the site and the traffic that's going to be going passed the residents that currently live on Tamerisk Lane is not going to change, we're not increasing it, we're not decreasing it, it's just a question of the building being relocated as long as the setbacks and everything work, I think I tend to agree with Mark.

MR. PETRO: I agree pretty much with Mark. My reasoning we're going to get a room full of people, I'm being redundant, that have non-Planning Board agendas.

MR. ARGENIO: You're a hundred percent right.

MR. PETRO: There's nothing that we're going to solve or change the plan, it's an approved plan as Mark said, we're just amending it.

MR. WALDEN: We're just trying to take the approved plan and try and make it work.

MR. PETRO: Motion to waive the public hearing.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Plum Point condo site plan amendment for Phases 5 and 6. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE

March 14, 2001

24

MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. ARGENIO: Mr. Chairman, if I can add one final thought, I would like to see, it would be nice to see some setbacks on the plan.

MR. PETRO: Bring us in a real site plan.

MR. LANDER: We don't have a problem somebody trying to make it better.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
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MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PLUM POINT CONDOS – SITE PLAN AMENDMENT
(REVISION TO PHASES V & VI)

PROJECT LOCATION: OLD NYS RT. 9W
SECTION 81 – BLOCK 1 – LOT 2 & 3.4

PROJECT NUMBER: 01-27


DATE: 14 MARCH 2001

DESCRIPTION: THE APPLICATION PROPOSES A SHIFT IN THE PHASE LINE
BETWEEN PROJECT PHASES V AND VI, AS WELL AS SOME
FOOTPRINT CHANGES IN THE BUILDINGS AND THEIR
LOCATIONS.

1. The critical issues, as I understand them are:
 - Maintain same number of units
 - Spacing of buildings
 - Provide adequate access to units
 - Provide adequate off street parking for each unit
 - Provide adequate and appropriate Recycling center
 - Avoid slope problems as previously experienced
2. I have reviewed the plan submitted and note the following:
 - a) The applicant should insure that the new location of the units along the river would not require placement of fill. The new units appear closer to the river than the originally approved units. Previous attempts to fill and grade along the riverside slope were disastrous.
 - b) Spacing between buildings in several areas appears to be decreasing, although the minimum overall may not be less.

- c) The applicant has submitted information for record regarding the sewage pump station proposed near units 204 & 205. Notwithstanding the fact that a roll-around generator is proposed to be shared at the project, I suggest the wet well capacity be increased for failure situations. Capacity for a minimum of 6 – 12 hours would appear appropriate, at minimum. The applicant should also check previous approval requirements from the DEC.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
 4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
 5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
 6. It is my understanding that current requirements regarding bonding, etc. do not apply to this approved application, which predates the current process.
 7. The applicant should be advised to properly file this amendment with the Office of the State Attorney General, who has jurisdiction in these matters.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-27-14Mar01.doc

RESULTS OF P.B. MEETING OF: March 14, 2001

PROJECT: Plum Pt. Condos P.B.# 01-27

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y 4 N 0

CARRIED: YES__ NO__

M) 4 S) 0 VOTE: A 4 N 0

CARRIED: YES ✓ NO__

WAIVE PUBLIC HEARING: M) 0 S) 4 VOTE: A 4 N 0 WAIVED: Y ✓ N__

SCHEDULE P.H. Y__ N ✓

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Need Site Plan showing changes</i>
<i>Need sq.-ft that was vs. what is new.</i>

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#181-2001

03/12/2001

Summit On Hudson Associates *#01-27 Application Fee*

Received \$ 100.00 for Planning Board Fees, on 03/12/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/12/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-27

NAME: PLUM POINT ON HUDSON CONDOMINIUMS

APPLICANT: HALBERTHAL, ISERE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/12/2001	REC. CK. #3225	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00

P. Zappala

322

SUMMIT-ON-HUDSON ASSOCIATES
LIMITED PARTNERSHIP

50-597/21

PAY
TO THE
ORDER OF

DATE

3/5/01

Town of New Windsor

\$ 7.50

DOLLARS

Seven hundred fifty



UNION STATE BANK

46 COLLEGE AVENUE
NANUET, N.Y. 10954

FOR

escrow

⑈003225⑈ ⑆021905977⑆ 475⑈73081⑈0⑈

322

SUMMIT-ON-HUDSON ASSOCIATES
LIMITED PARTNERSHIP

50-597/21

PAY
TO THE
ORDER OF

DATE

3/5/01

Town of New Windsor

\$ 100.00

DOLLARS

one hundred dollars



UNION STATE BANK

46 COLLEGE AVENUE
NANUET, N.Y. 10954

FOR

application fee

⑈003224⑈ ⑆021905977⑆ 475⑈73081⑈0⑈

01-27



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

N.W.

P/B #

WORK SESSION DATE:

7 Feb 2001

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

Plum Pt. Condom.

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Steve Davis / Ice H

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Set IV + VI revised S/P

- shifting bldg + roads

- showing real footprint

- show SPS

pass 2/28 agenda

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

Approval Box ☺

pbwsform

10MJ98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

1-7

WORK SESSION DATE:

22 Feb 01

APPLICANT RESUB.

REQUIRED:

later full

REAPPEARANCE AT W/S REQUESTED:

3/7

PROJECT NAME:

Plum Pt Condos

PROJECT STATUS:

NEW

X OLD

REPRESENTATIVE PRESENT:

Issy / Steve Dennis Walda / Roxanne

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show exist + proposed phase lines

- SPS design

- portable gen set

- detail of dumpster - recycl.

- show exist proposed perimeter

- mfg ask for no grading

- show typ. 4-plex "snapshot"

CLOSING STATUS

Set for agenda

☒ possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform

10MJ98

3/14/01

INTER-OFFICE CORRESPONCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: March 12, 2001

**SUBJECT: Plum Point on Hudson Condo's
Section V & VI**

Planning Board Reference Number: PB-01-27

Dated: 12 March 2001

Fire Prevention Reference Number: FPS-01-013

A review of the above referenced subdivision plan was conducted on 12 March 2001.

This subdivision plan is acceptable.

Plans Dated: 7 March 2001.



**Robert F. Rodgers
Fire Inspector**



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 01-27
WORK SESSION DATE: 7 MAR 01 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App
PROJECT NAME: Plum Pt. Condor s/p
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Dennis Waldron
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- will add min sep of bldgs.
- compare to previous min spacing
- only comment on P/I at this time is storage capacity during power failure
- HLA - where are controls.
- define fire riding on recycle center
- " landscaping around " "
- look @ intersection re 90 T & drives
- add note re prev. rej'd - full force & effect
- add note cond hyd in field of FI office

CLOSING STATUS

- Set for agenda
X possible agenda item
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJ98

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan X Special Permit _____

Tax Map Designation: Sec. 81 Block 1 Lot 3,4

BUILDING DEPARTMENT REFERRAL NUMBER _____

1. Name of Project Plum Point on Hudson Condominiums

2. Owner of Record Summit-on-Hudson Association Phone 845-356-4408

Address: 404 East Route 59 Nanuet, New York 10954
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Isera Halberthal Phone 845-356-4408

Address: 26 Concord Drive Monsey, New York 10952
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Dennis E. Walden, L.S. Phone 845-831-8196

Address: P. O. Box 809
380 Main Street Beacon, New York 12508
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Frank Kobb, Esq. Phone 845-623-0883

Address: 404 East Route 59 Nanuet, New York 10954
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Isera Halberthal 845-356-4408
(Name) (Phone)

7. Project Location: On the East side of Old Rte. 9W _____ feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

8. Project Data: Acreage 21.85(T) Zone R-5 School Dist. City of Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) _____

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no x

12. Has a Special Permit previously been granted for this property? yes _____ no x

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

27th DAY OF February 2001

[Signature]
APPLICANT'S SIGNATURE

Katrina Bailey
NOTARY PUBLIC

KATRINA BAILEY
Notary Public, State of New York
Qualified in Orange County
4819244
Commission Expires Nov. 30, 2002

Isere Halberthal

Please Print Applicant's Name as Signed

TOWN USE ONLY RECEIVED

MAR 12 2001

DATE APPLICATION RECEIVED

01-27

APPLICATION NUMBER

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

SEQR


Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Isere Halberthal</u>	2. PROJECT NAME <u>Plum Point on Hudson Condominiums</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Old Route 9</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 	
7. AMOUNT OF LAND AFFECTED: Initially <u>21.85</u> acres Ultimately <u>21.85</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Planning Board</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>Site Plan Approval from Town of New Windsor Planning Board</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Isere Halberthal</u>	Date: <u>3/7/01</u>
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED

MAR 12 2001

01-27

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET - SURVEY PLAT
2	LAYOUT
3	GRADING & EROSION CONTROL
4	UTILITIES
5	PROFILES & SECTIONS
6	DETAILS

SITE DATA

SECTION V AREA: 6.590 ACRES
SECTION VI AREA: 15.264 ACRES
TOTAL AREA: 21.854 ACRES
ZONE: R-5 (MULTIPLE FAMILY RESIDENTIAL)
ELEVATIONS BASED ON NGVD 1929 DATUM.
TAX MAP DESIGNATION: 81-1-2 AND 81-1-3.4
DEED REFERENCE: LIBER 1746 PAGE 831
APPLICANT: ISERE HALBERTHAL
26 CONCORD DRIVE
MONSEY, NEW YORK 10952
OWNER OF RECORD: SUMMIT-ON-HUDSON ASSOCIATION
404 EAST ROUTE 59
NANUET, NEW YORK 10954

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, LEGENDS AND DATA AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ISERE HALBERTHAL
SUMMIT-ON-HUDSON ASSOCIATION

DATE

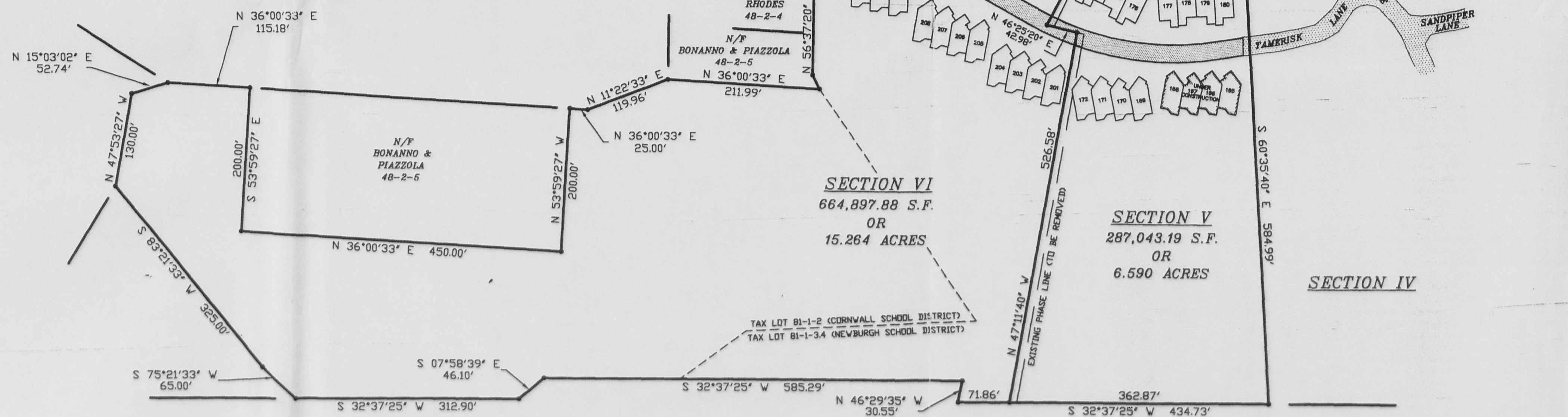
PLANNING BOARD APPROVAL

APPROVED BY A RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR, NEW YORK ON THE DAY OF , 2001. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

SIGNED THIS DAY OF , 2001

PLANNING BOARD CHAIRMAN DATE

SECRETARY DATE



NO.	DATE	DESCRIPTION	BY
1	8/06/01	ADDRESS TOWN ENGINEER'S COMMENTS	WEJ
2	8/12/01	ADDRESS TOWN ENGINEER'S COMMENTS	WEJ
3	8/15/01	ADD UTILITY NOTE #3 - REVISE LANDSCAPING AROUND REFUSE BUILDING	WEJ

NOTES

1. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
2. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
3. THIS SITE PLAN AMENDMENT IS INTENDED TO RELOCATE THE PHASE LINE AND SHIFT ALL UNITS IN PHASE V & VI. ONLY THOSE CHANGES SPECIFICALLY APPROVED AS PART OF THIS APPLICATION SHALL MODIFY PREVIOUS APPROVALS. ALL OTHER REQUIREMENTS OF THE PREVIOUS APPLICATION SHALL REMAIN IN FULL FORCE AND EFFECT.
4. THE MINIMUM DIMENSION BETWEEN THE PROPOSED BUILDINGS SHOWN HEREON IS 10 FEET. THE MINIMUM DIMENSION SHOWN ON FILED MAP #8960 "SITE PLAN PLUM POINT ON HUDSON" IS 20 FEET.

THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.

ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209 SUBDIVISION 2.

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF. ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

DENNIS E. WALDEN 380 MAIN ST. BEACON, N.Y.

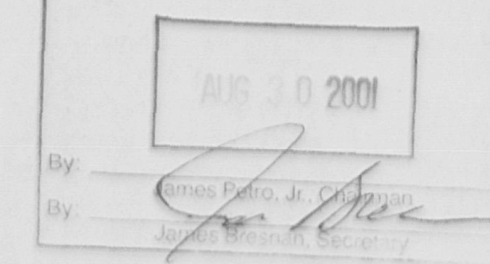
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AND ACTUAL FIELD SURVEY COMPLETED ON: MAY 10, 2001

BY: *Dennis E. Walden*
DENNIS E. WALDEN N.Y. STATE LICENSE #49555



Carmine Del Gaudio
CARMINE DEL GAUDIO, PE NYS LICENSE #53538

APPROVAL GRANTED BY TOWN OF NEW WINDSOR



TITLE SHEET-SURVEY PLAT
SHEET 1 OF 6

PROJECT: TOWN OF NEW WINDSOR/PLUM POINT/SHEET 1 - TITLE SHEET.DWG

01-271



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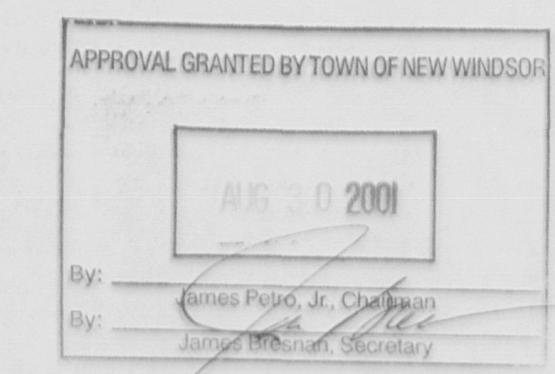
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DENNIS E. WALDEN 380 MAIN ST. BEACON, N.Y.

BY: *Dennis E. Walden*
 DENNIS E. WALDEN N.Y. STATE LICENSE #49555



BY: *Carmine Del Gaudio*
 CARMINE DEL GAUDIO, PE NYS LICENSE #53538

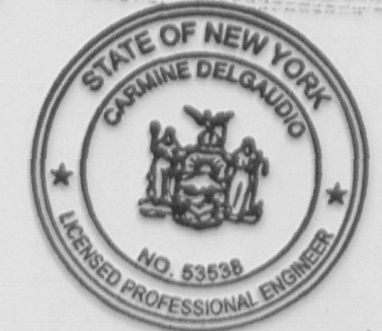




NOTES
1. PLACEMENT OF FILL IN THE AREAS OF PROPOSED UNITS 169-172 AND UNITS 205-211 SHALL BE SUPERVISED AND INSPECTED BY A NEW YORK STATE PROFESSIONAL ENGINEER.

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DENNIS E. WALDEN 380 MAIN ST. BEACON, N.Y.

By: *Dennis E. Walden*
DENNIS E. WALDEN N.Y. STATE LICENSE #49555



By: *Carmine Del Gaudio*
CARMINE DEL GAUDIO, PE NYS LICENSE #53538

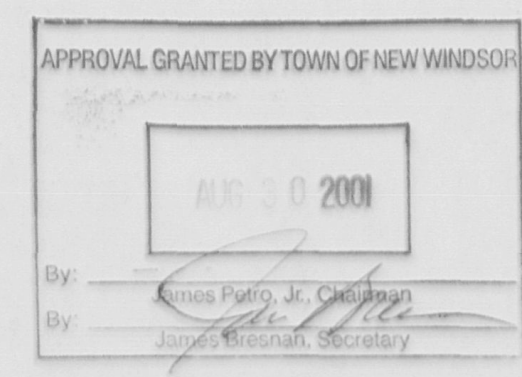




TABLE OF PROPOSED FIRE HYDRANTS

STRUCTURE	STATION	OFFSET
HYDRANT #1	STA. 4+32.43	25.00 RT
HYDRANT #2	STA. 8+32.00	24.32 LT
HYDRANT #3	STA. D0+83.56	27.48 RT

TABLE OF DRAINAGE STRUCTURES

STRUCTURE	STATION	OFFSET	STATUS	EXISTING RIM	PROPOSED RIM	INVERT IN				INVERT OUT	NOTES
						NORTH	SOUTH	EAST	WEST		
CB #1A	STA. 0+15.15	88.75 LT	EXISTING	91.03		77.03				76.93	
CB #1	STA. 0+9.00	12.00 LT	EXISTING	104.59		101.48				101.47	
MH #2	STA. 0+4.57	11.00 RT	EXISTING	104.97		76.19		99.67		76.10	
MH #3	STA. 2+18.57	25.63 RT	EXISTING	99.14		75.12		86.52		74.79	
CB #4	STA. 2+16.47	0.00	EXISTING	99.12				90.10		90.00	RELOCATE TO PROPOSED CB #4
CB #4	STA. 2+16.47	12.00 RT	PROPOSED		98.20			88.10		88.00	
CB #4A	STA. 2+16.47	12.00 LT	PROPOSED		98.20					89.60	
MH #5	STA. 4+83.53	51.11 RT	EXISTING	94.12		72.79	86.80	84.87	90.00	72.69	ALTER RIM ELEVATION
CB #5A	STA. 3+73.00	12.00 RT	PROPOSED		99.06			88.54		88.44	
CB #5B	STA. 3+73.00	12.00 LT	PROPOSED		99.06					88.75	
CB #5C	STA. 4+17.55	76.50 RT	PROPOSED		96.90					90.86	
CB #6	STA. 4+55.63	29.40 RT	EXISTING	93.86		98.10		87.38		87.26	
CB #7	STA. 5+54.37	12.00 LT	EXISTING	97.90		97.66		94.86		94.66	ALTER RIM ELEVATION
CB #8	STA. 5+53.29	9.43 RT	EXISTING	98.23		97.66				95.08	RELOCATE TO 12.00 RT - ALTER RIM ELEVATION
CB #9	STA. 6+80.32	12.00 LT	EXISTING	103.61			100.07		100.07	100.01	
CB #10	STA. 6+76.24	12.00 RT	EXISTING	103.30						101.05	
CB #11	STA. 7+93.73	12.00 LT	EXISTING	108.37			103.74		103.76	103.66	
CB #11A	STA. 7+93.73	12.00 RT	PROPOSED		106.37					103.68	
CB #12	STA. 9+24.24	12.00 LT	EXISTING	108.09			105.44		105.44	105.39	
CB #13	STA. 9+24.24	12.00 RT	EXISTING	108.09						105.47	
CB #14	-----	-----	EXISTING	111.80				108.08		109.18	
CB #15	-----	-----	EXISTING	111.57						108.61	
MH #16	STA. 4+97.90	88.14 LT	EXISTING	80.87			84.47			64.37	RELOCATE TO PROPOSED CB #16
MH #16	STA. 4+62.09	148.45 LT	PROPOSED		88.00					55.72	
MH #17	STA. 4+51.76	171.25 LT	EXISTING	57.44		60.00				53.11	ALTER RIM ELEVATION
MH #18	STA. D0+18.55	34.57 RT	EXISTING	110.15				105.47		105.37	ALTER CATCH BASIN
CB #18A	STA. D0+70.96	23.69 LT	PROPOSED		109.00					106.25	
CB #19	STA. D0+13.46	20.21 LT	EXISTING	110.37				104.99		104.67	

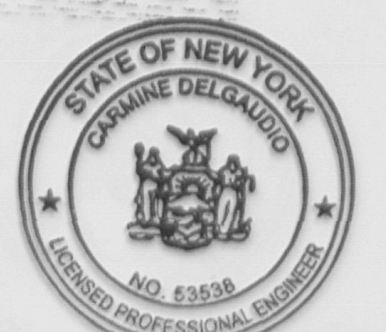
TABLE OF SANITARY SEWER STRUCTURES

STRUCTURE	STATION	OFFSET	STATUS	EXISTING RIM	PROPOSED RIM	INVERT IN				INVERT OUT	NOTES
						NORTH	SOUTH	EAST	WEST		
MH #1	STA. 0+55.32	17.98 LT	PROPOSED		93.42					95.62	
MH #2	STA. 1+63.89	19.38 LT	PROPOSED		99.80			93.42		93.32	
MH #2A	STA. 1+33.79	107.17 RT	PROPOSED		104.00	97.30			97.30	97.20	
MH #2B	STA. 2+09.17	172.10 RT	PROPOSED		109.00			104.50		104.40	
MH #2C	STA. D0+59.07	108.08 RT	PROPOSED		106.80					99.56	
MH #2D	STA. 9+56.05	116.34 RT	PROPOSED		109.00					105.88	
PUMP STA.	STA. 3+25.01	25.21 LT	PROPOSED		95.00	90.00	85.08			90.50	
MH #3	STA. 4+76.05	32.80 LT	PROPOSED		95.20		88.50			88.40	
MH #4	STA. 5+69.65	17.71 LT	EXISTING	99.37	100.00		93.12			93.02	ALTER RIM ELEVATION
MH #5	STA. 7+40.34	15.79 LT	EXISTING	105.81			96.51			96.41	
MH #6	STA. 9+34.18	21.14 RT	EXISTING	109.08	109.40	104.78				104.68	ALTER RIM ELEVATION
MH #7	STA. 9+96.46	19.55 LT	EXISTING	109.68		105.36				105.21	
MH #8	STA. 11+14.16	22.55 LT	EXISTING	110.77	111.50					106.42	ALTER RIM ELEVATION
MH #9	-----	-----	EXISTING	113.19						109.05	
MH #10	-----	-----	EXISTING	113.19			107.61		107.61	107.94	
MH #11	-----	-----	EXISTING	110.80						106.38	

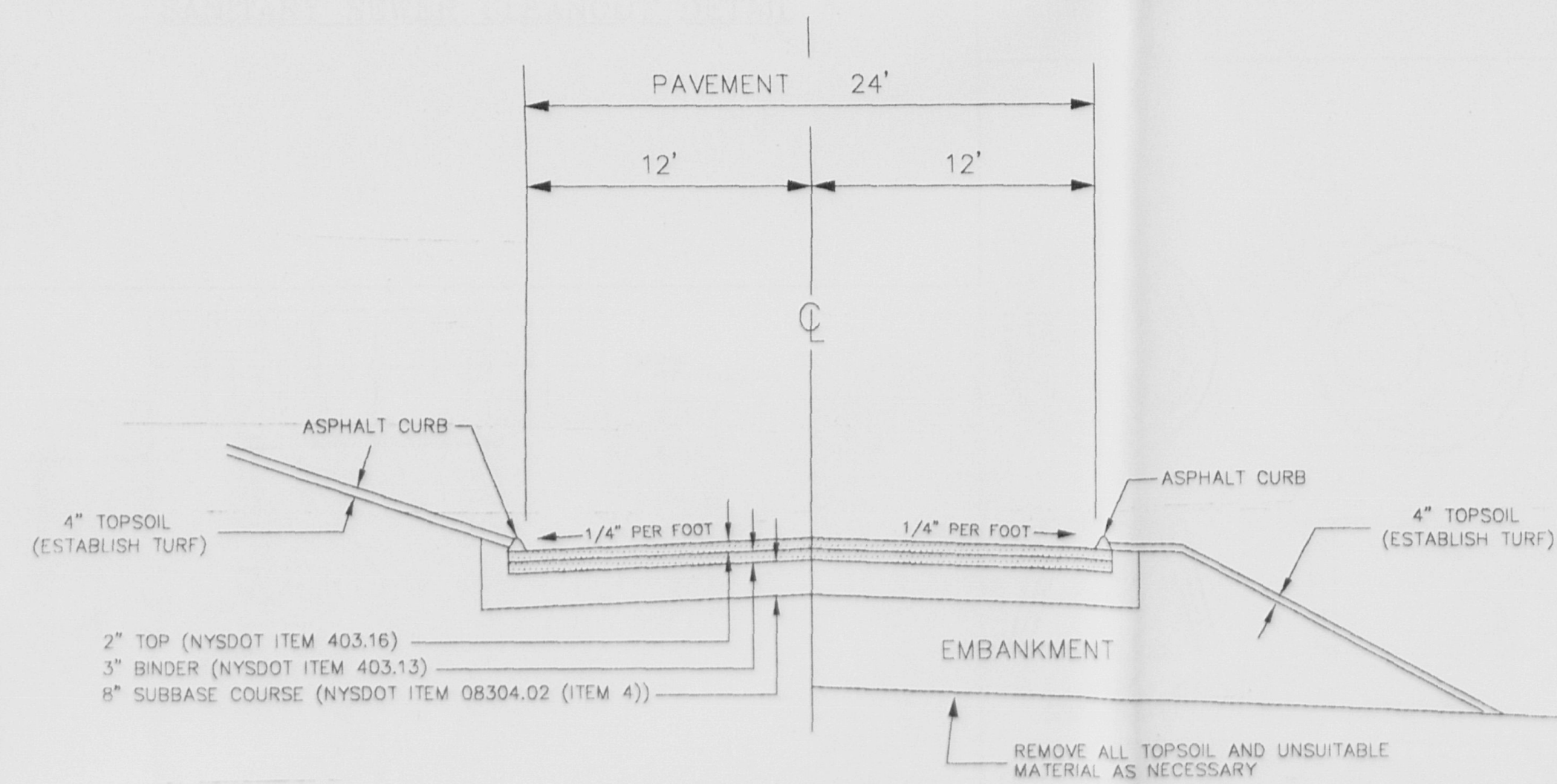
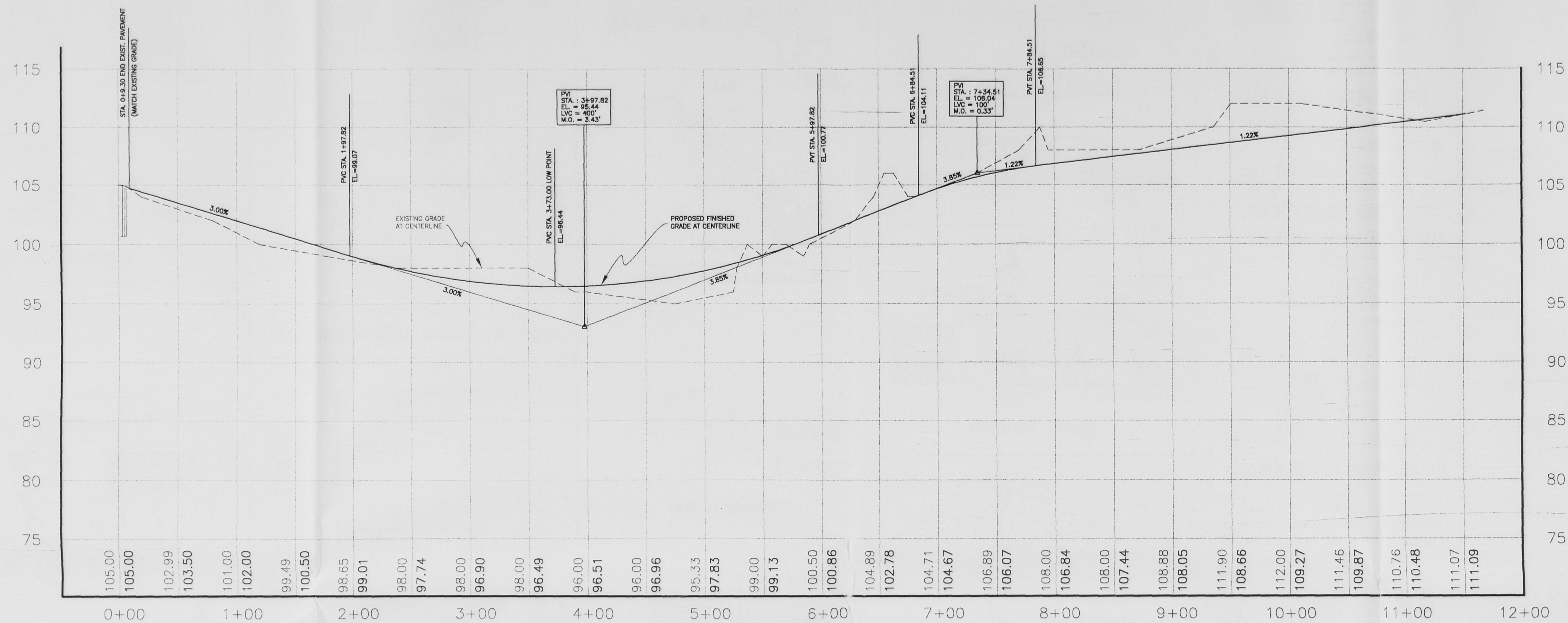
NOTES
1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
2. EXISTING AND NEWLY CONSTRUCTED SANITARY SEWER LINES SHALL BE HYDROSTATICALLY OR VACUUM TESTED FOR LEAKAGE OF EXFILTRATION.
3. SEWERAGE PUMP STATION DETAILS AND DESIGN TO BE SUBMITTED TO THE TOWN OF NEW WINDSOR FOR REVIEW PRIOR TO CONSTRUCTION.

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By: *Dennis E. Walden*
DENNIS E. WALDEN N.Y. STATE LICENSE #49555

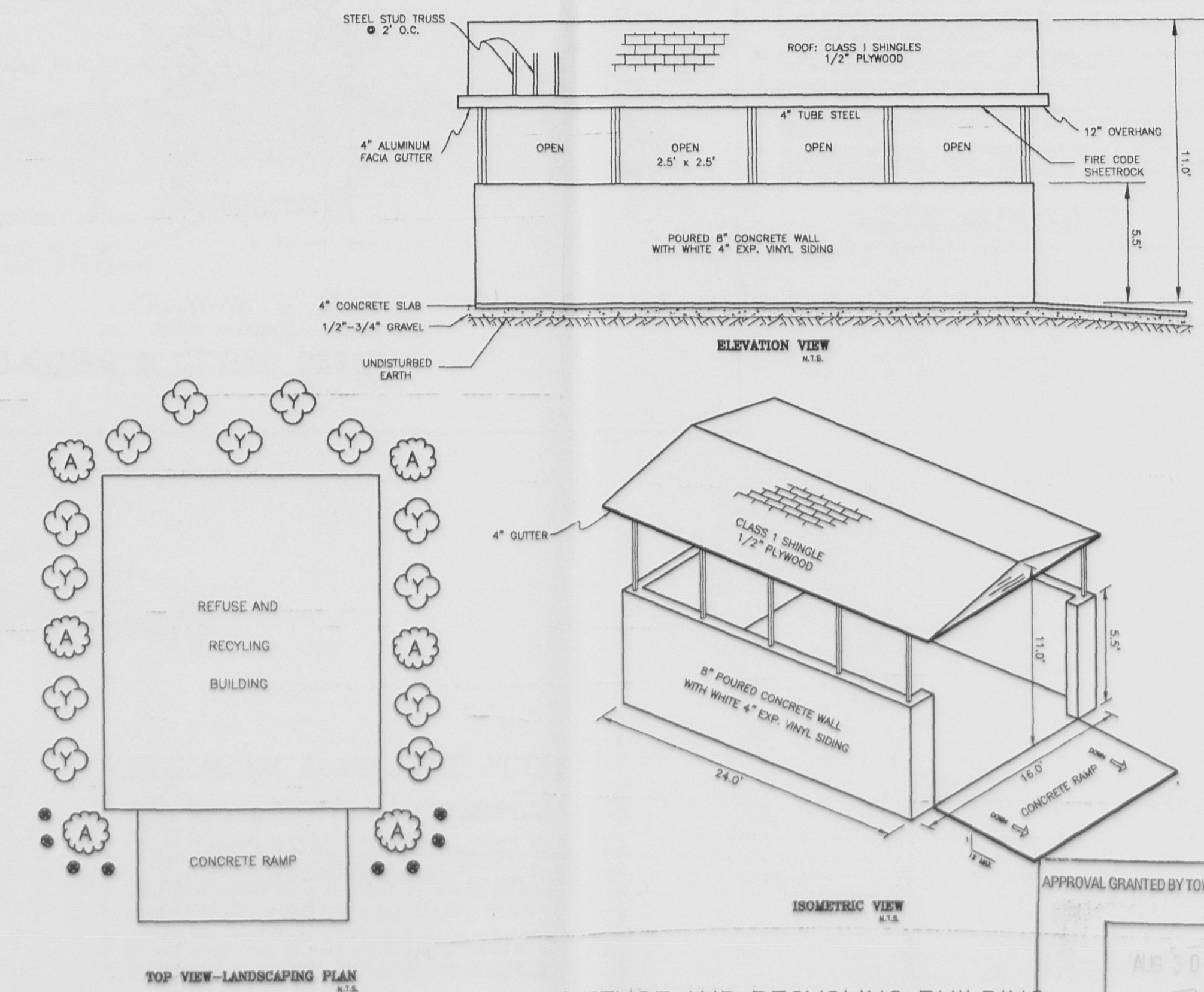
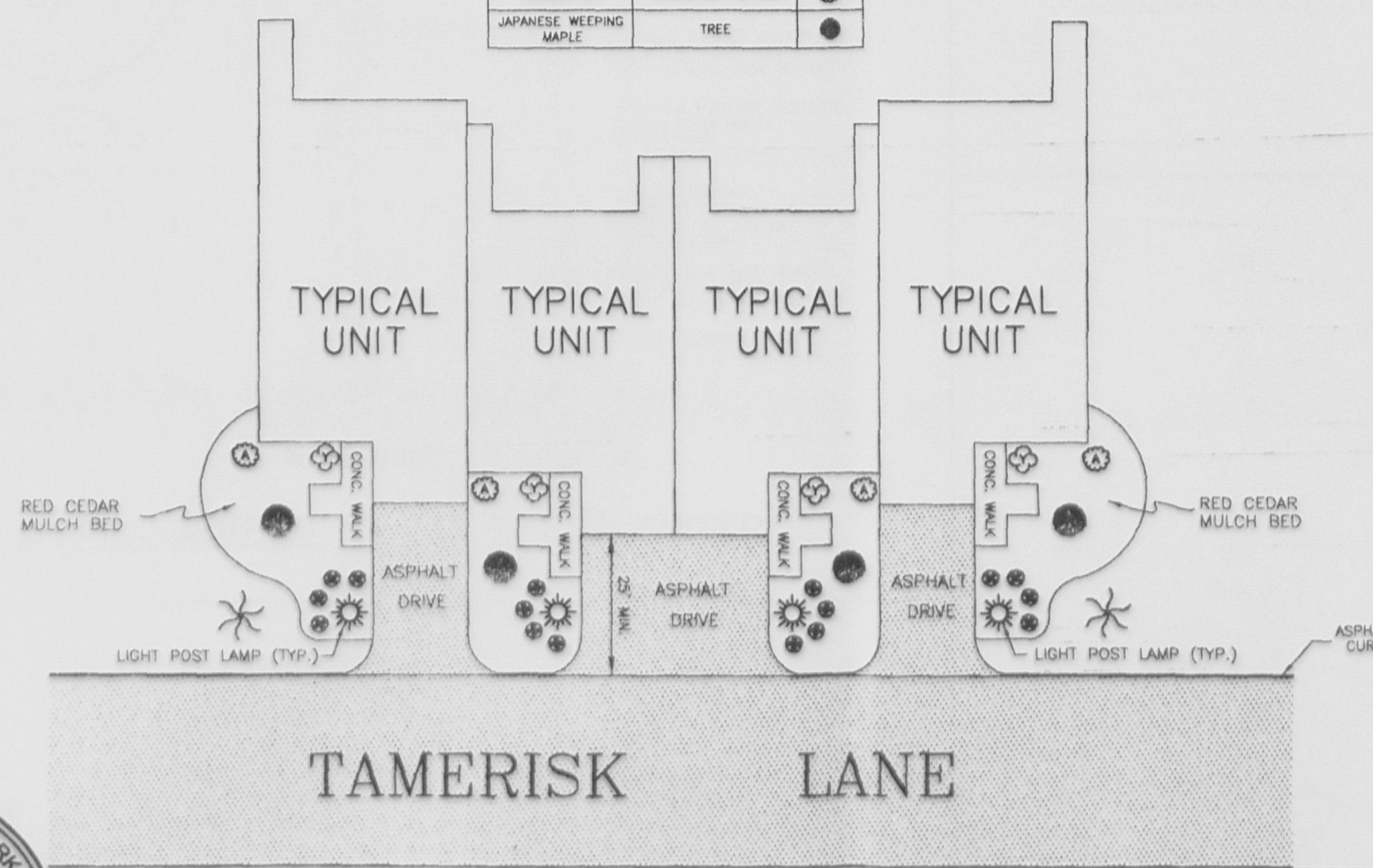


Carmine Del Gaudio
CARMINE DEL GAUDIO, PE NYS LICENSE #53538



PLANT SCHEDULE

COMMON NAME	TYPE	SYMBOL
BRADFORD PEAR	TREE	*
UPRIGHT JAPANESE YEW	EVERGREEN SHRUB	⊗
GOLD MOPHS	FLOWERING PLANT	⊗
ARBOVITAE	EVERGREEN SHRUB	⊗
JAPANESE WEeping MAPLE	TREE	●



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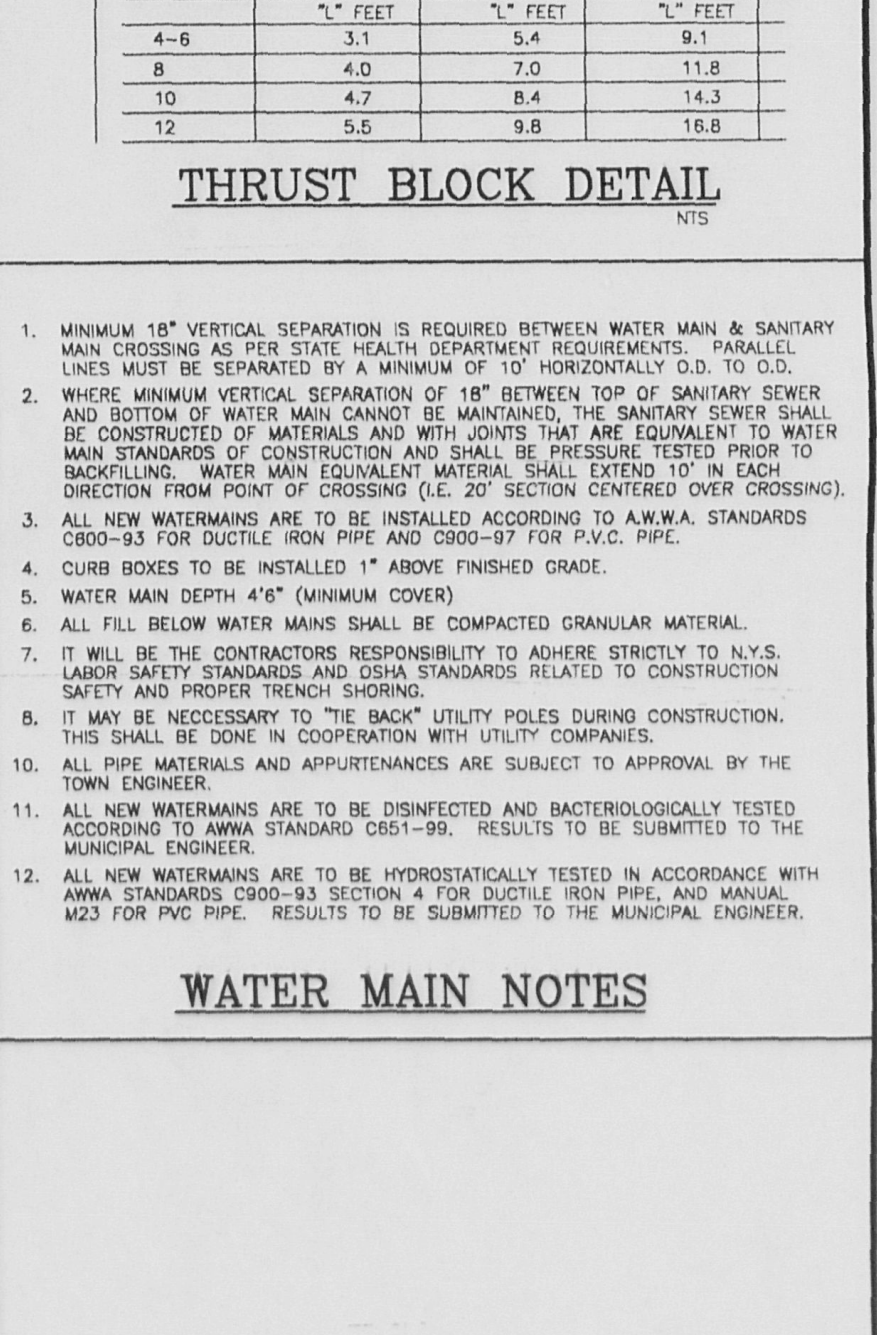
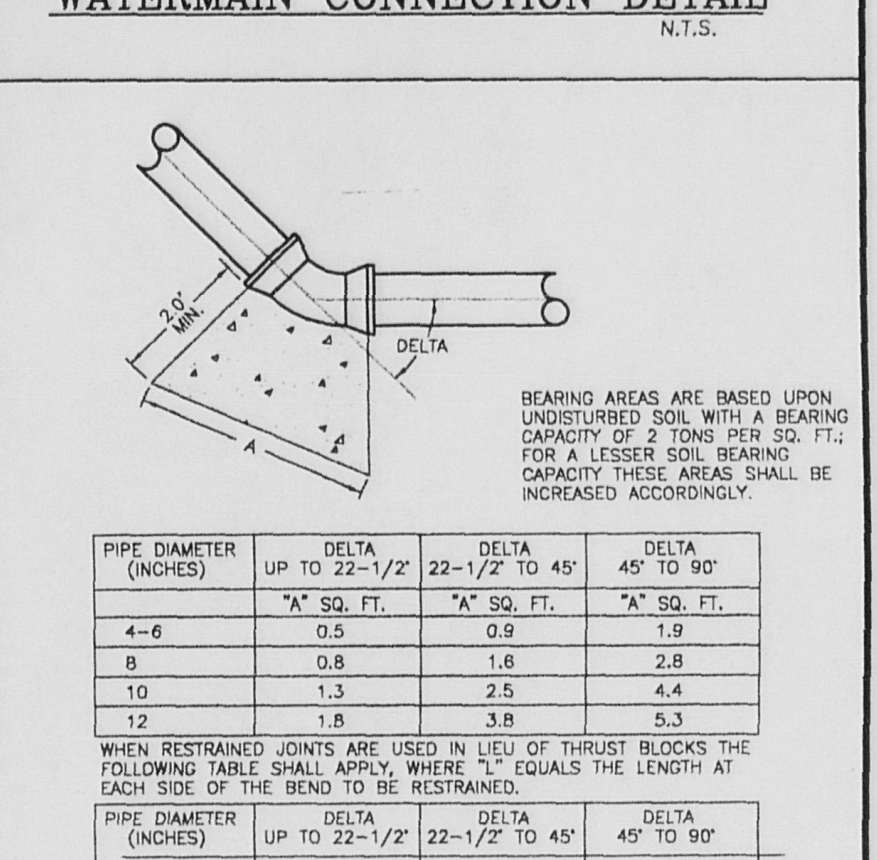
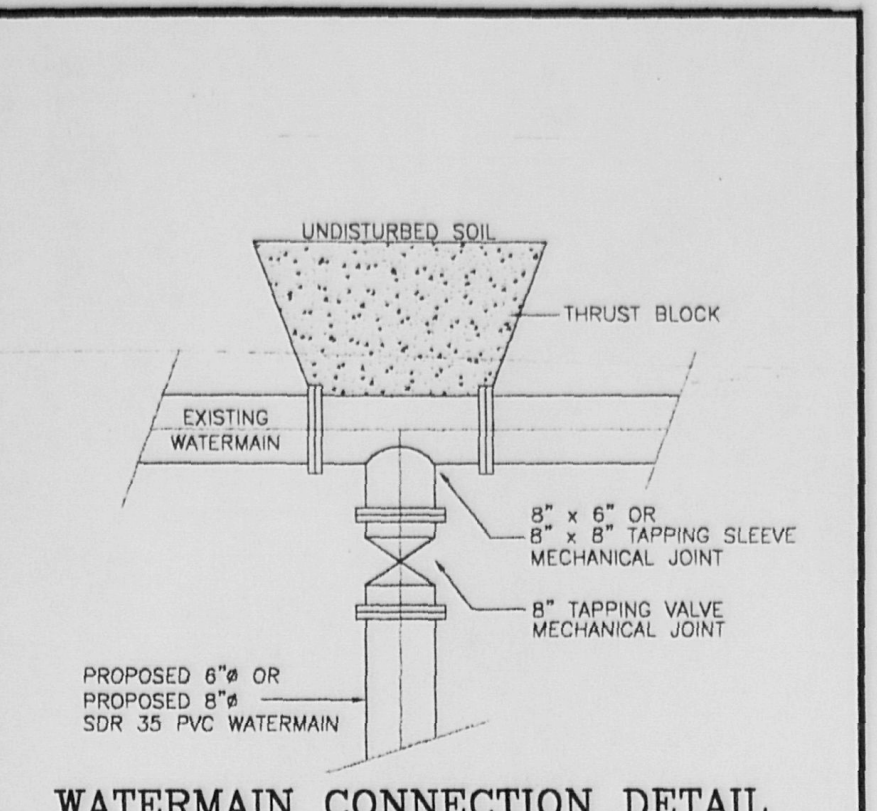
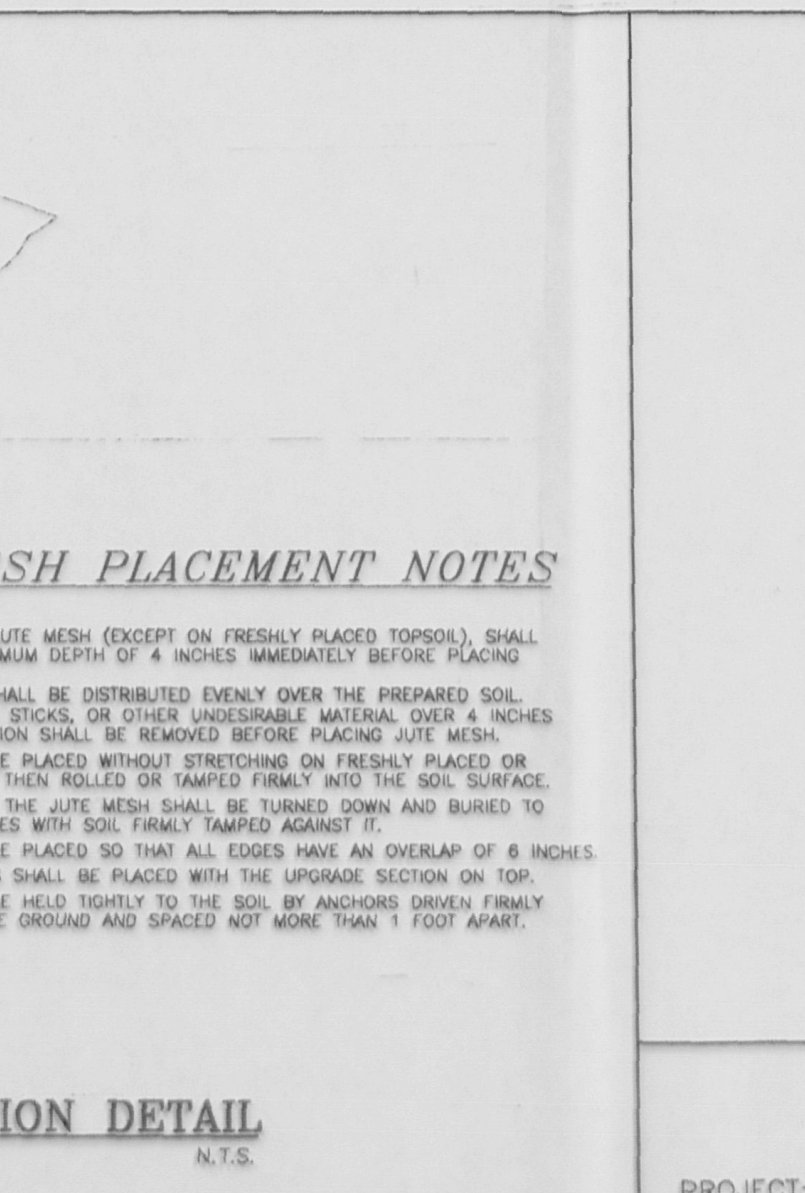
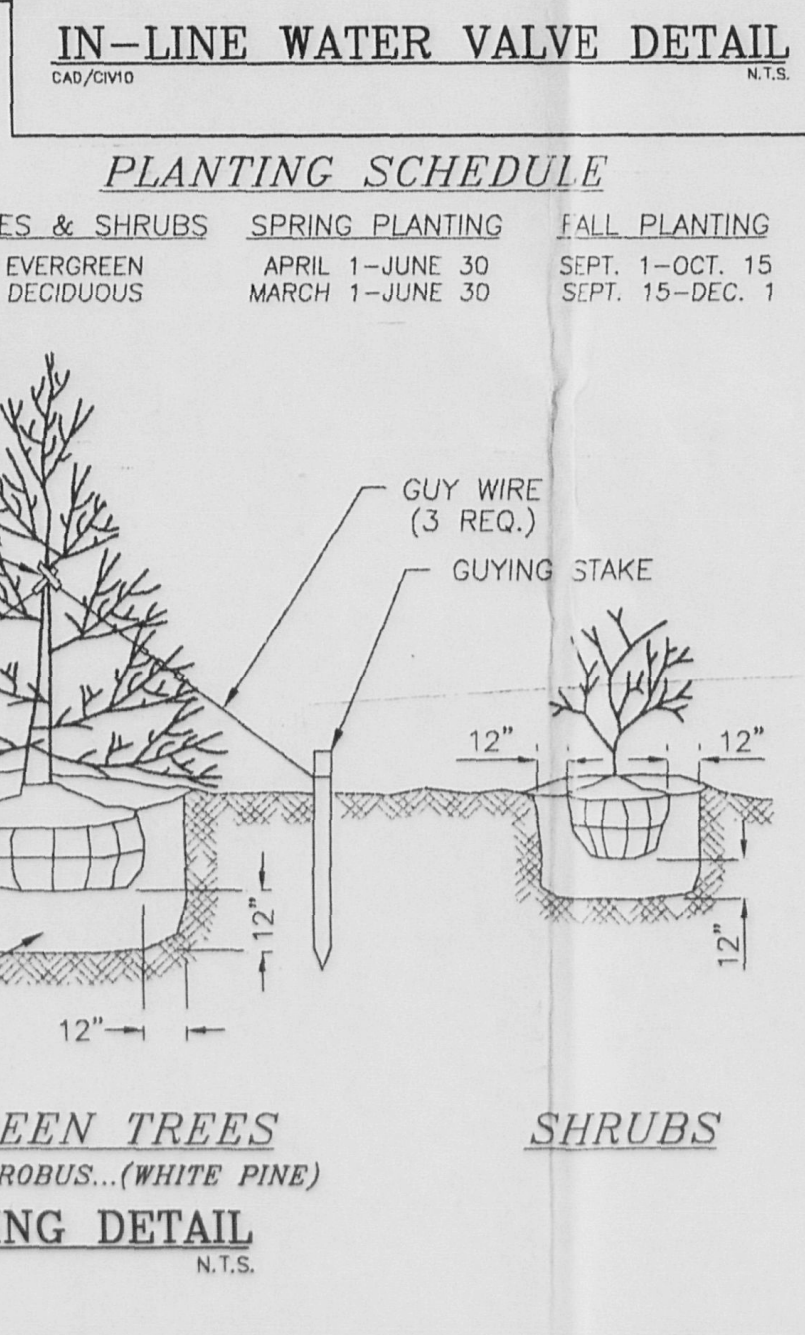
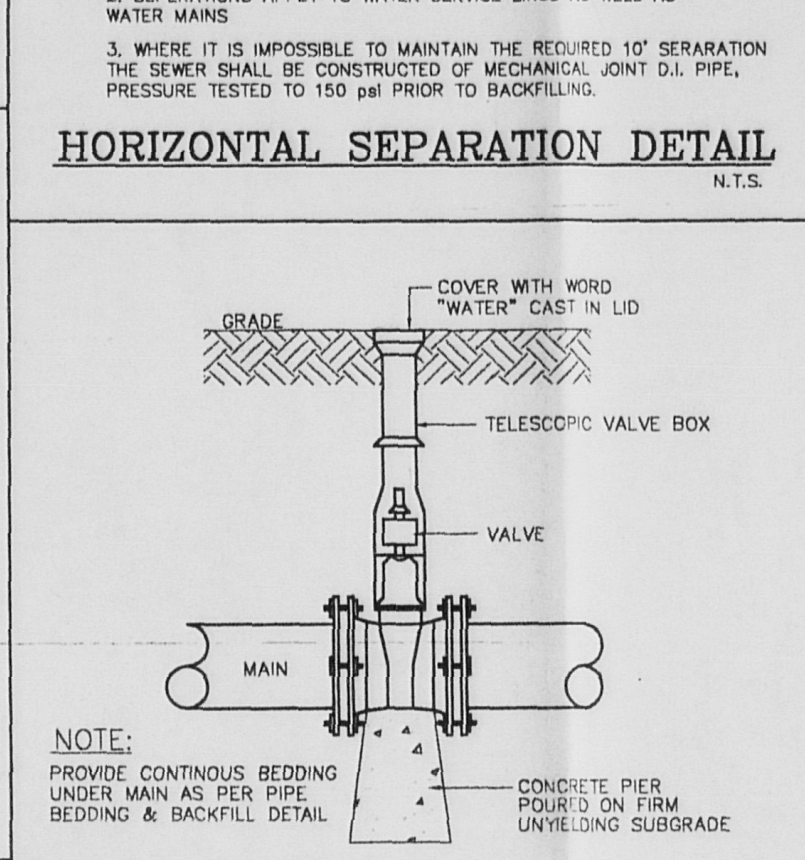
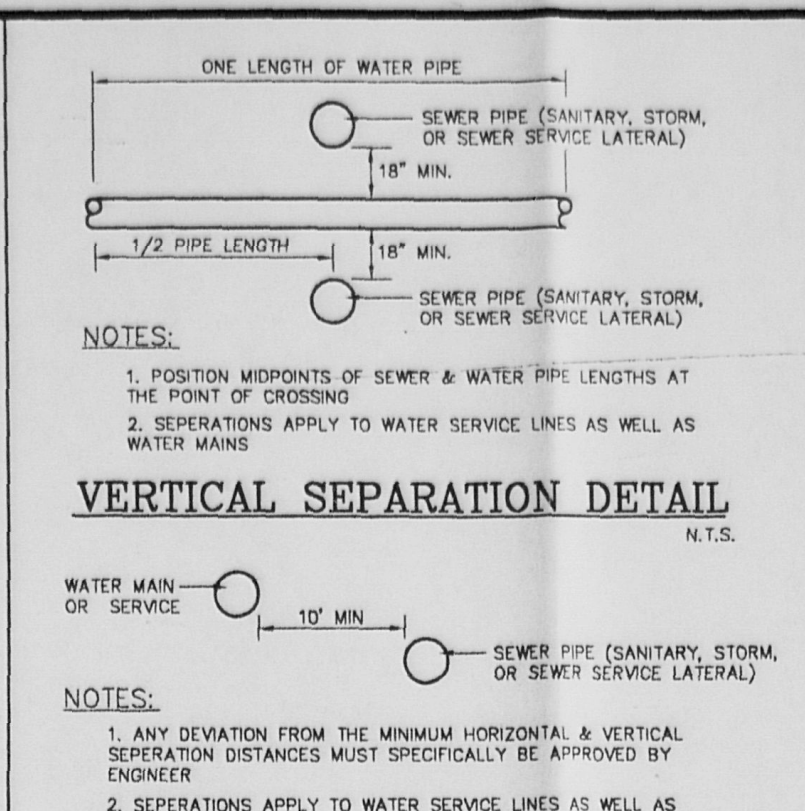
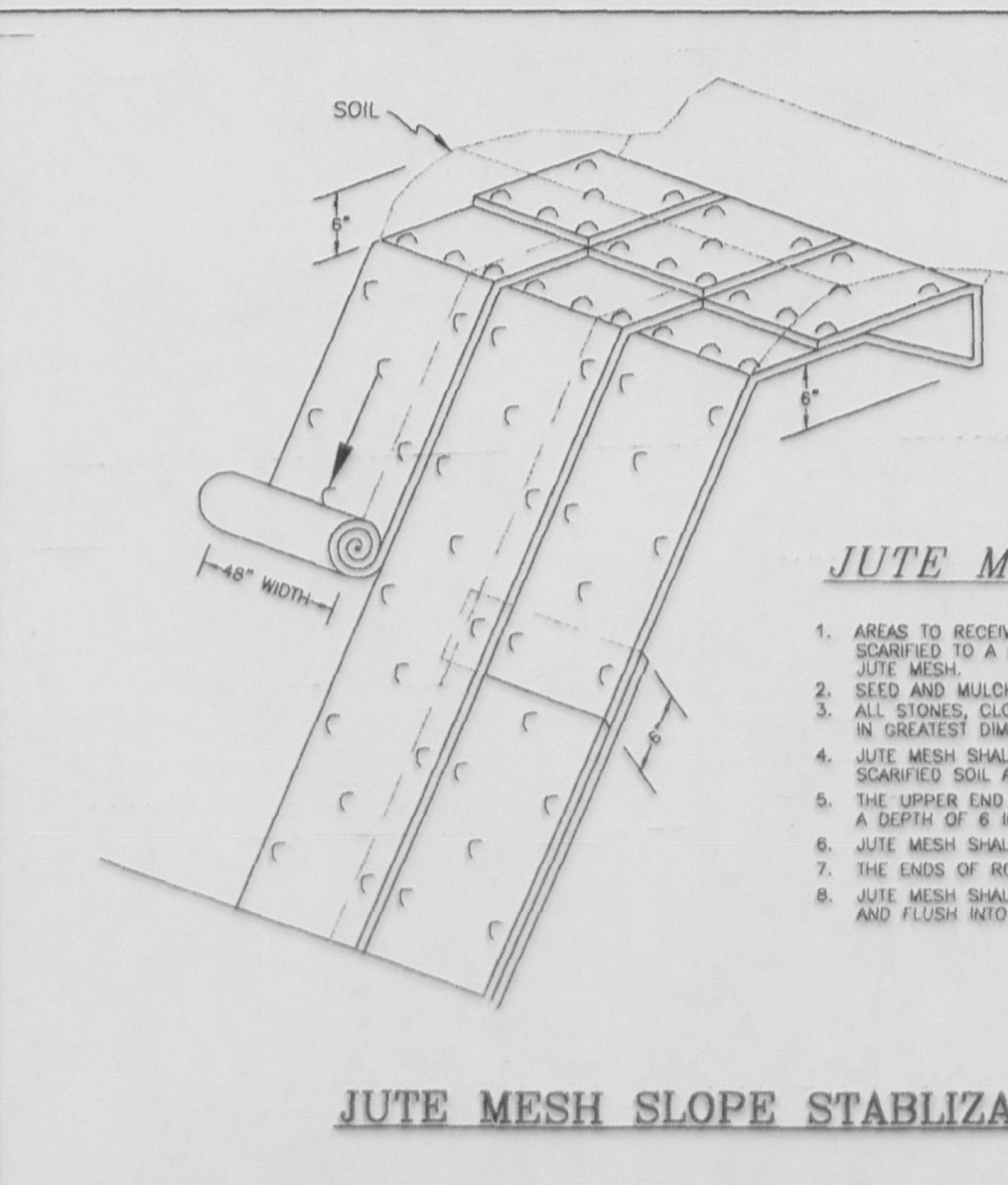
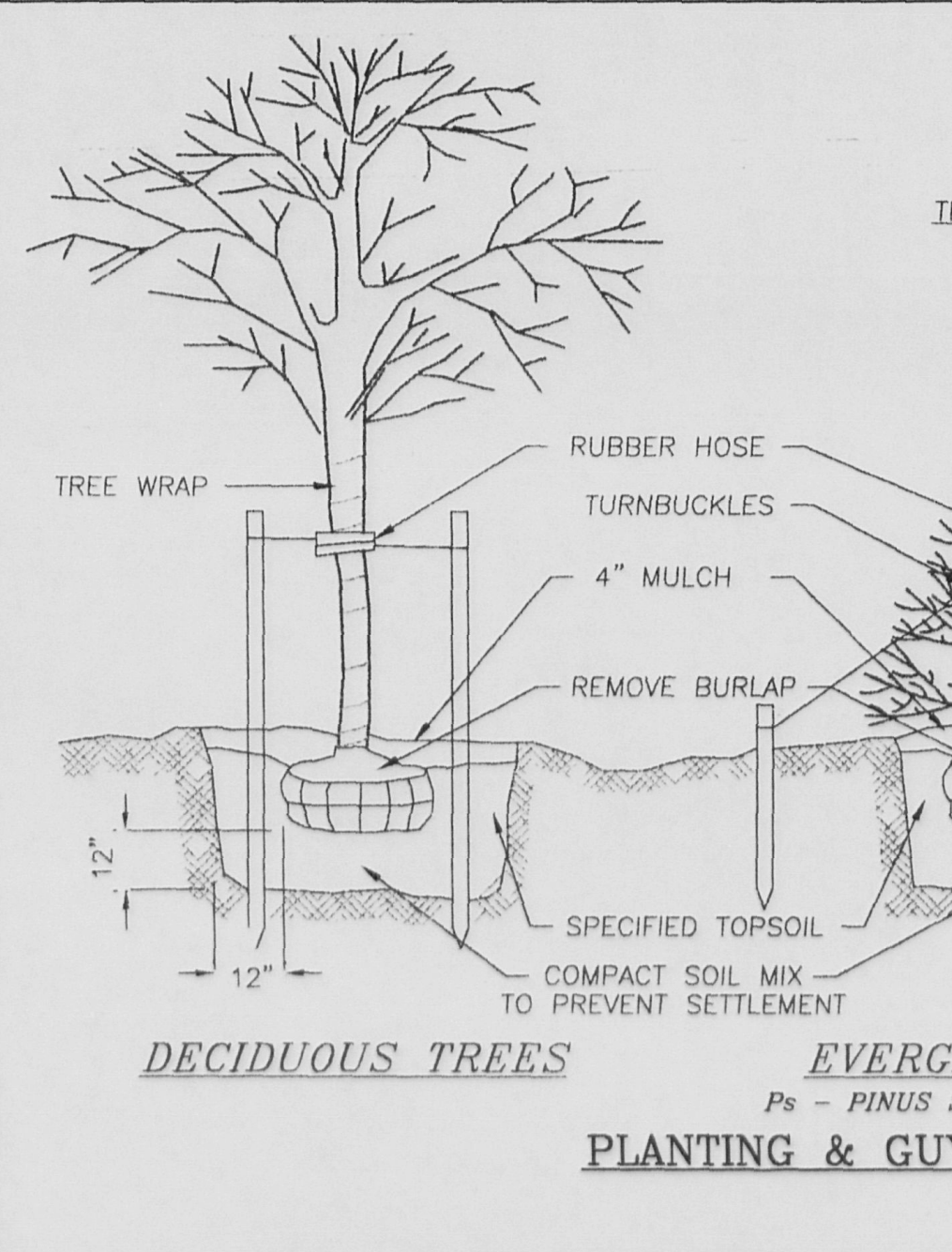
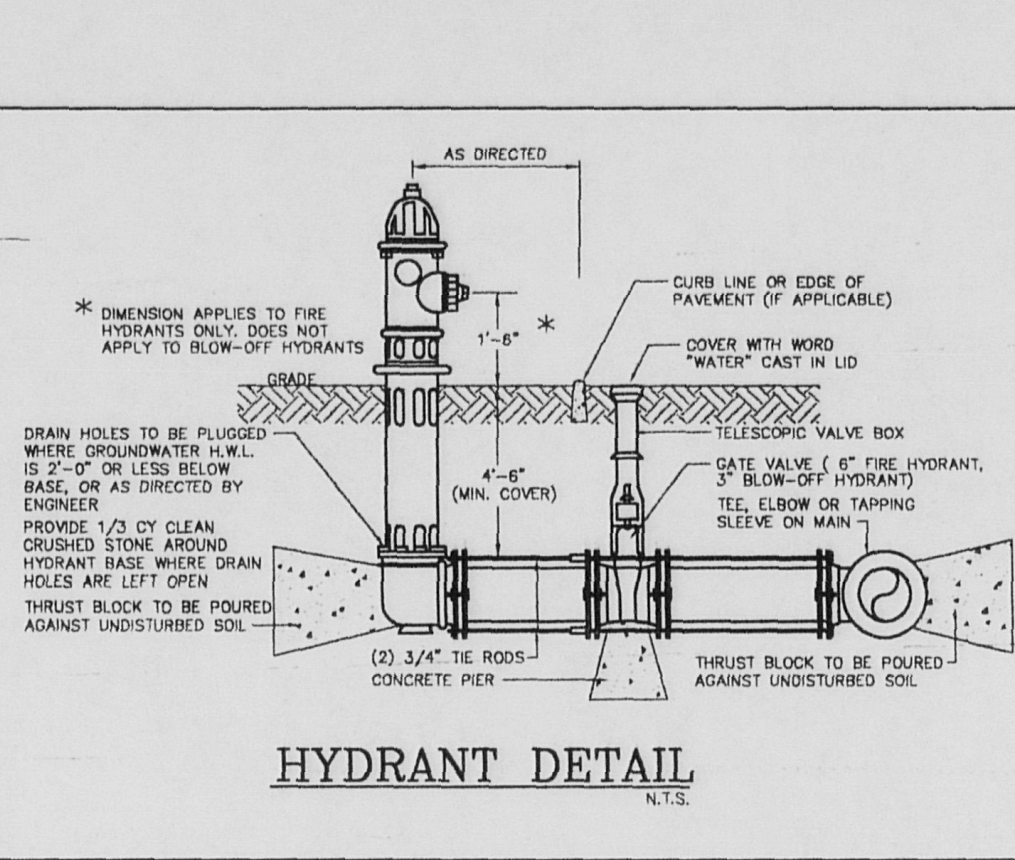
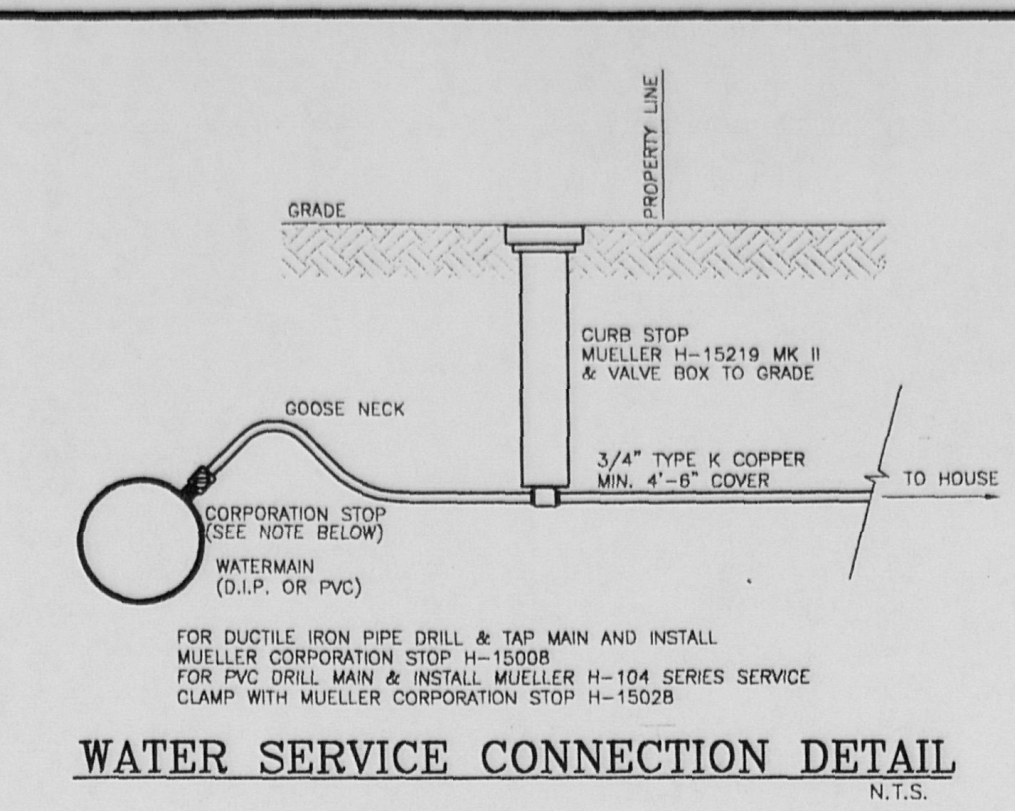
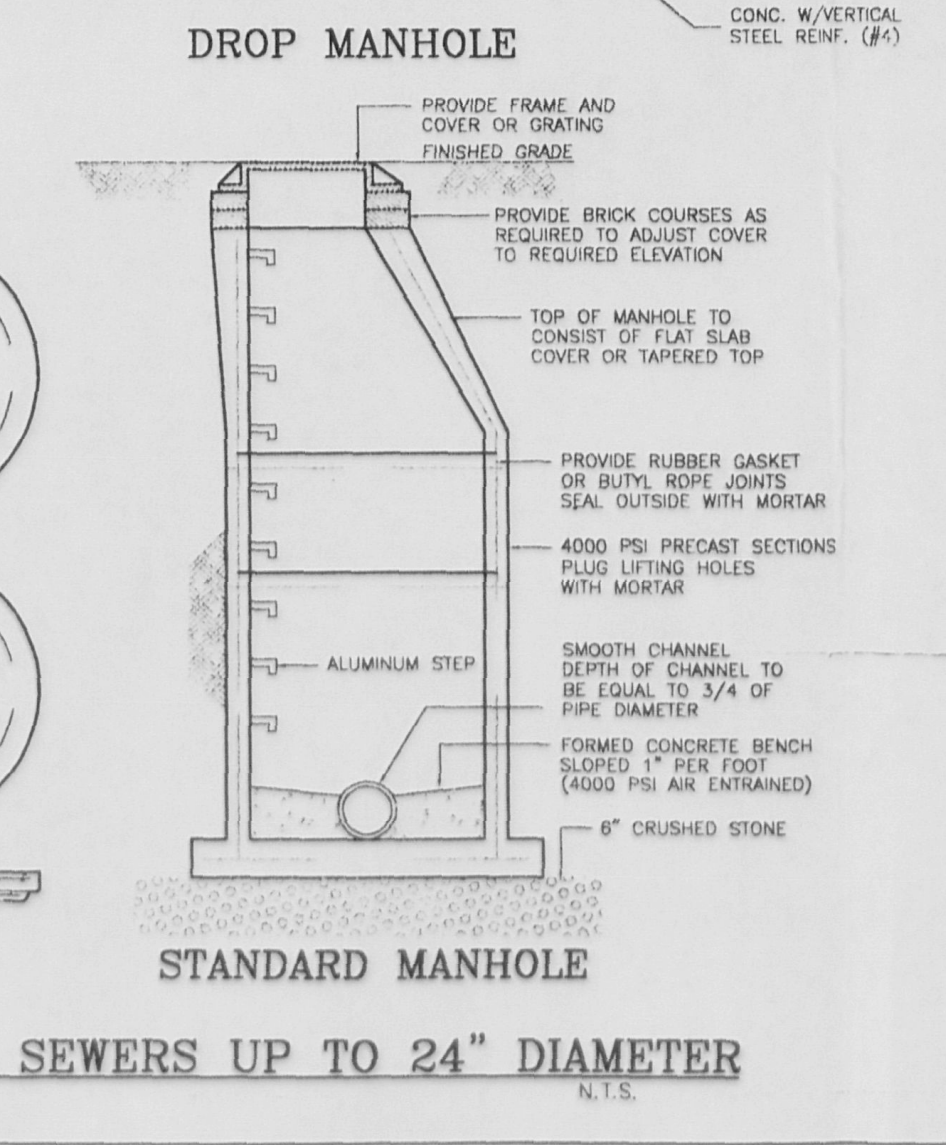
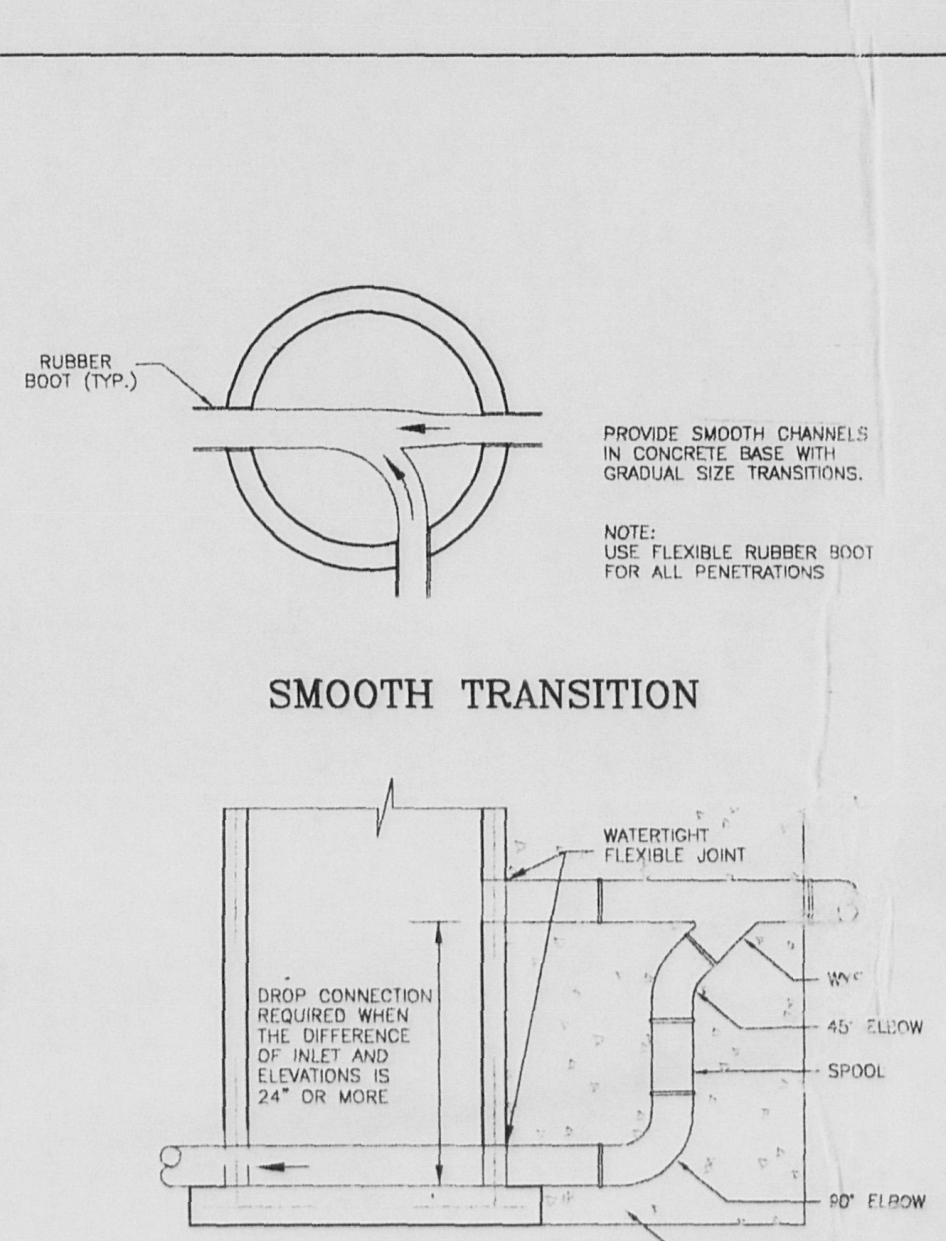
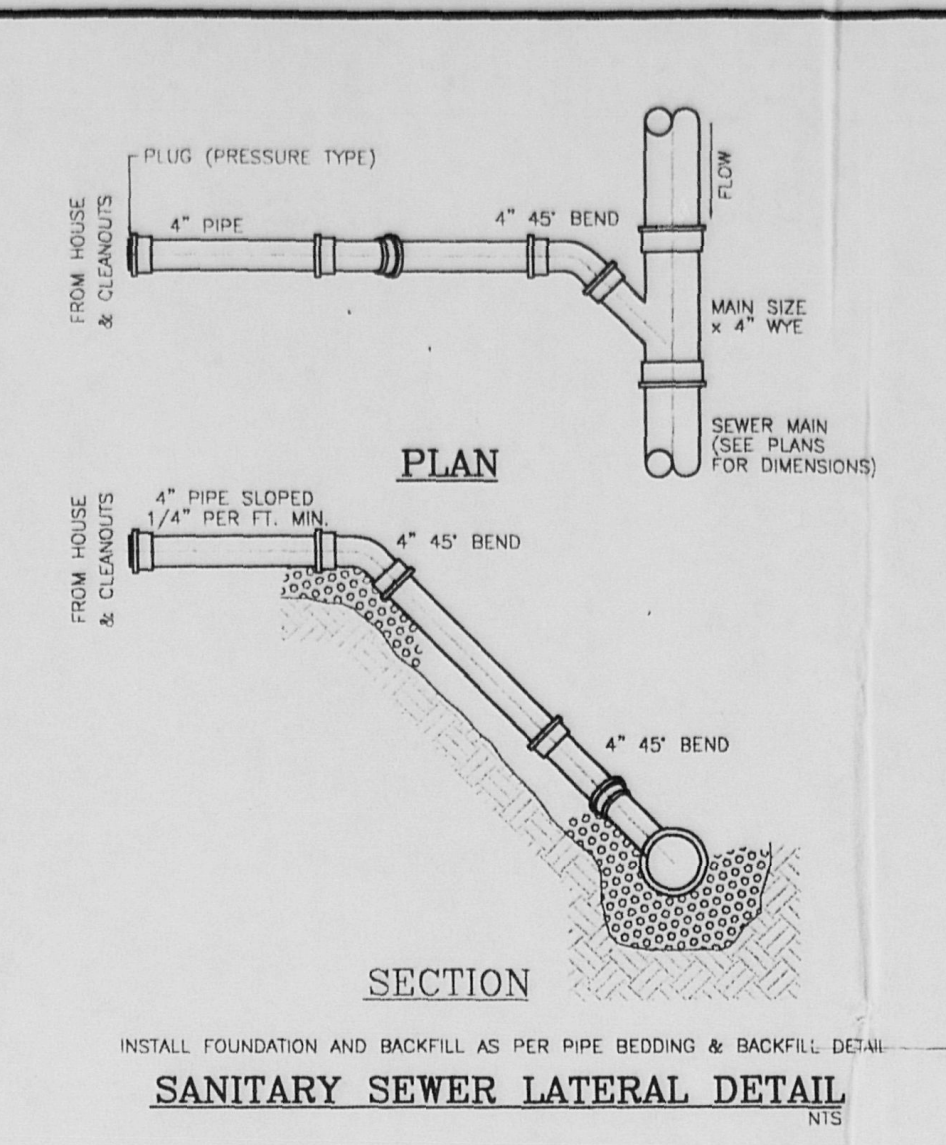
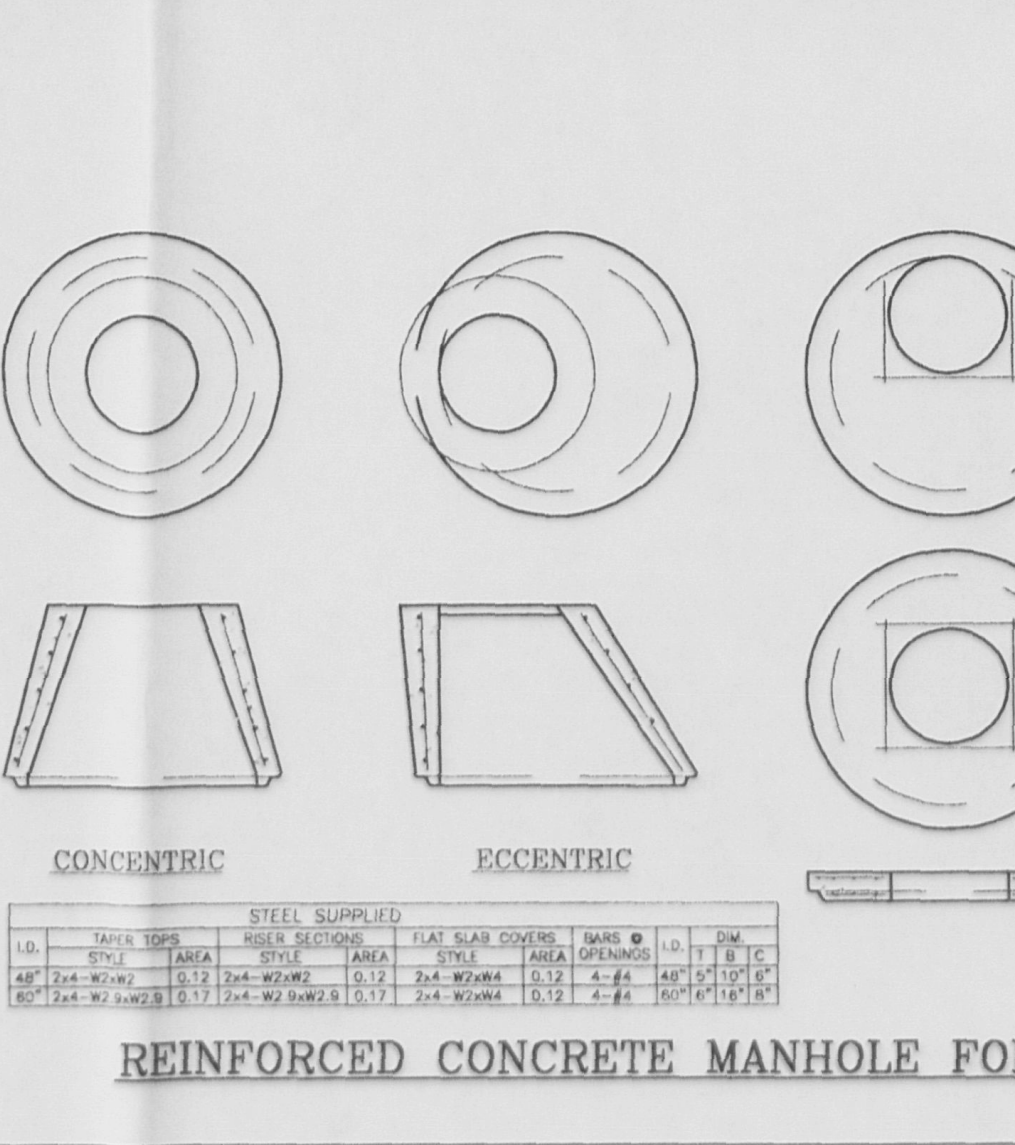
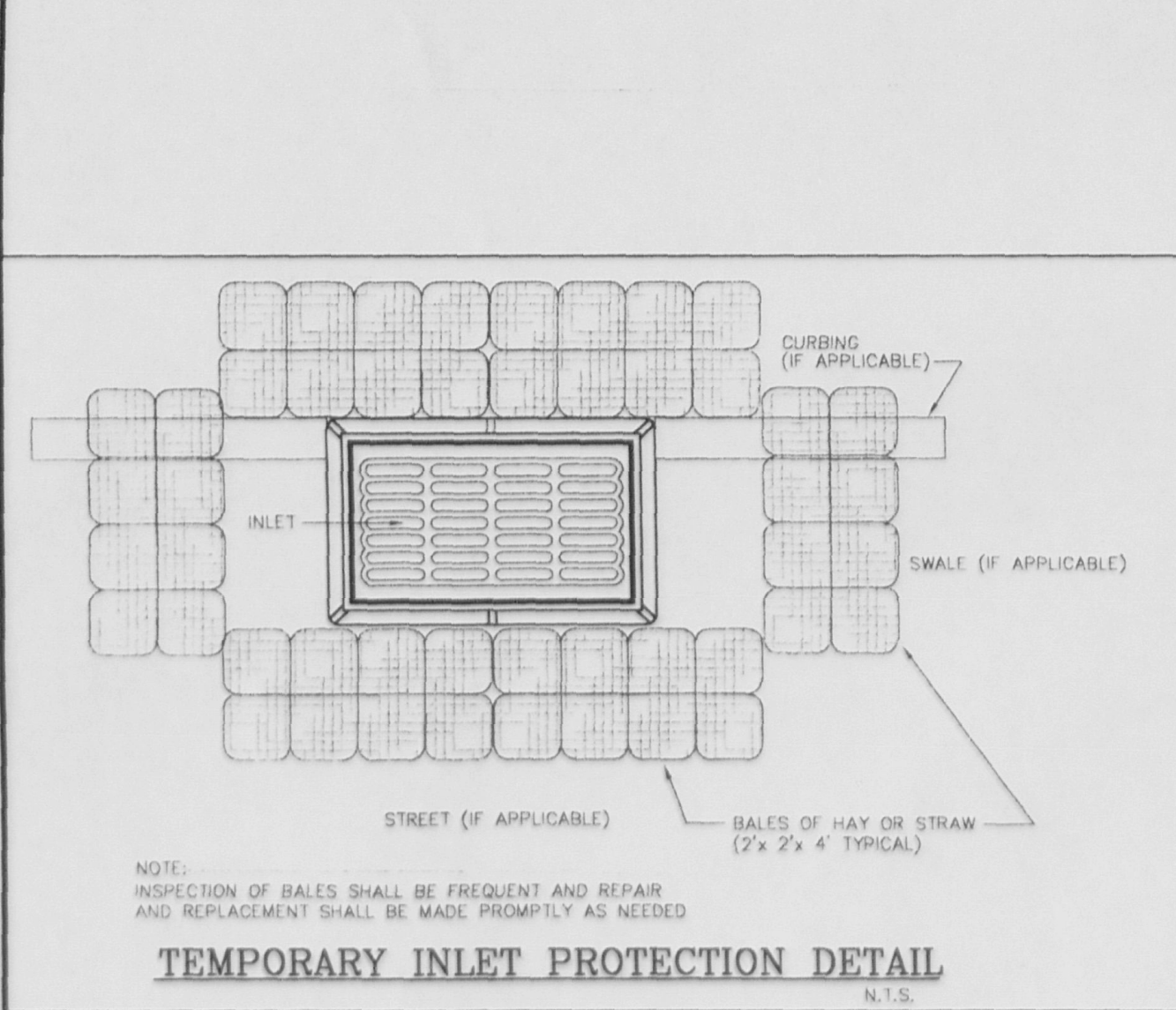
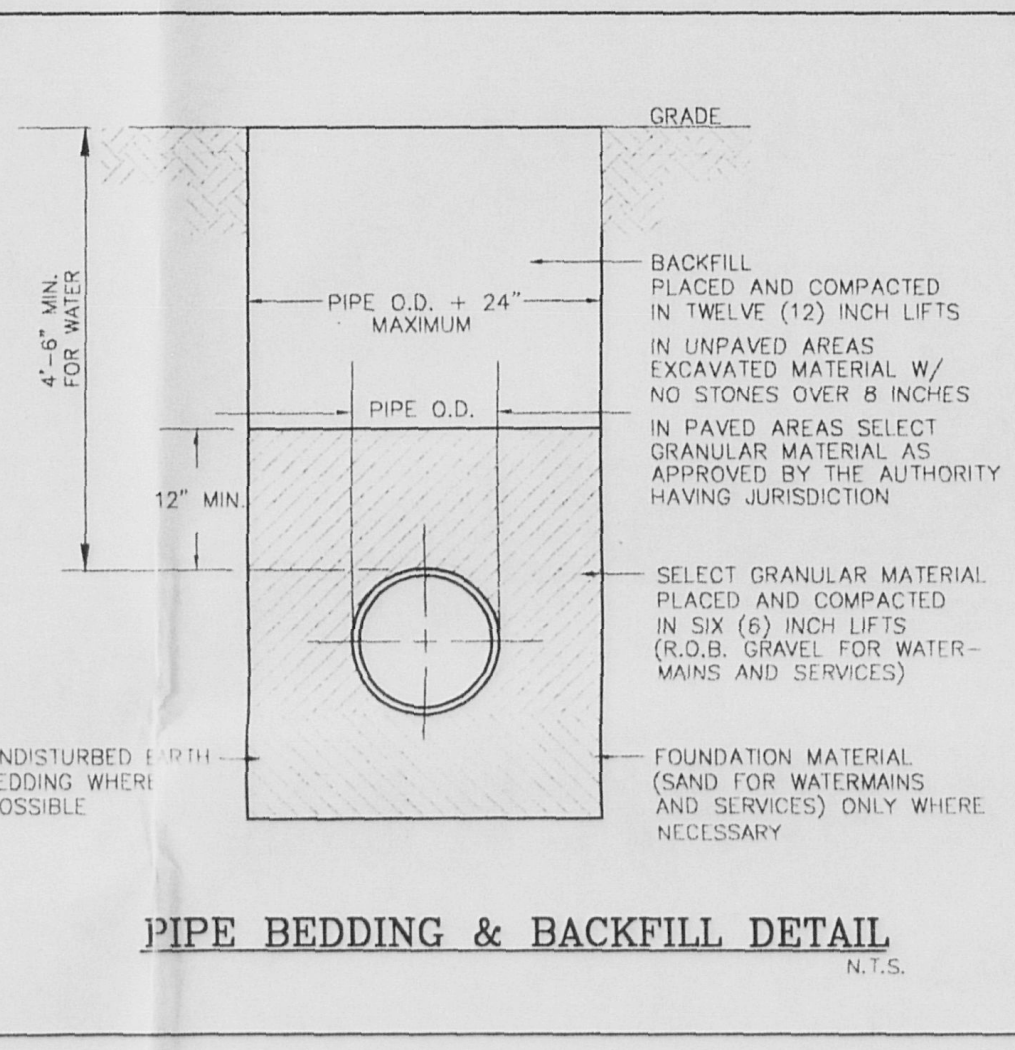
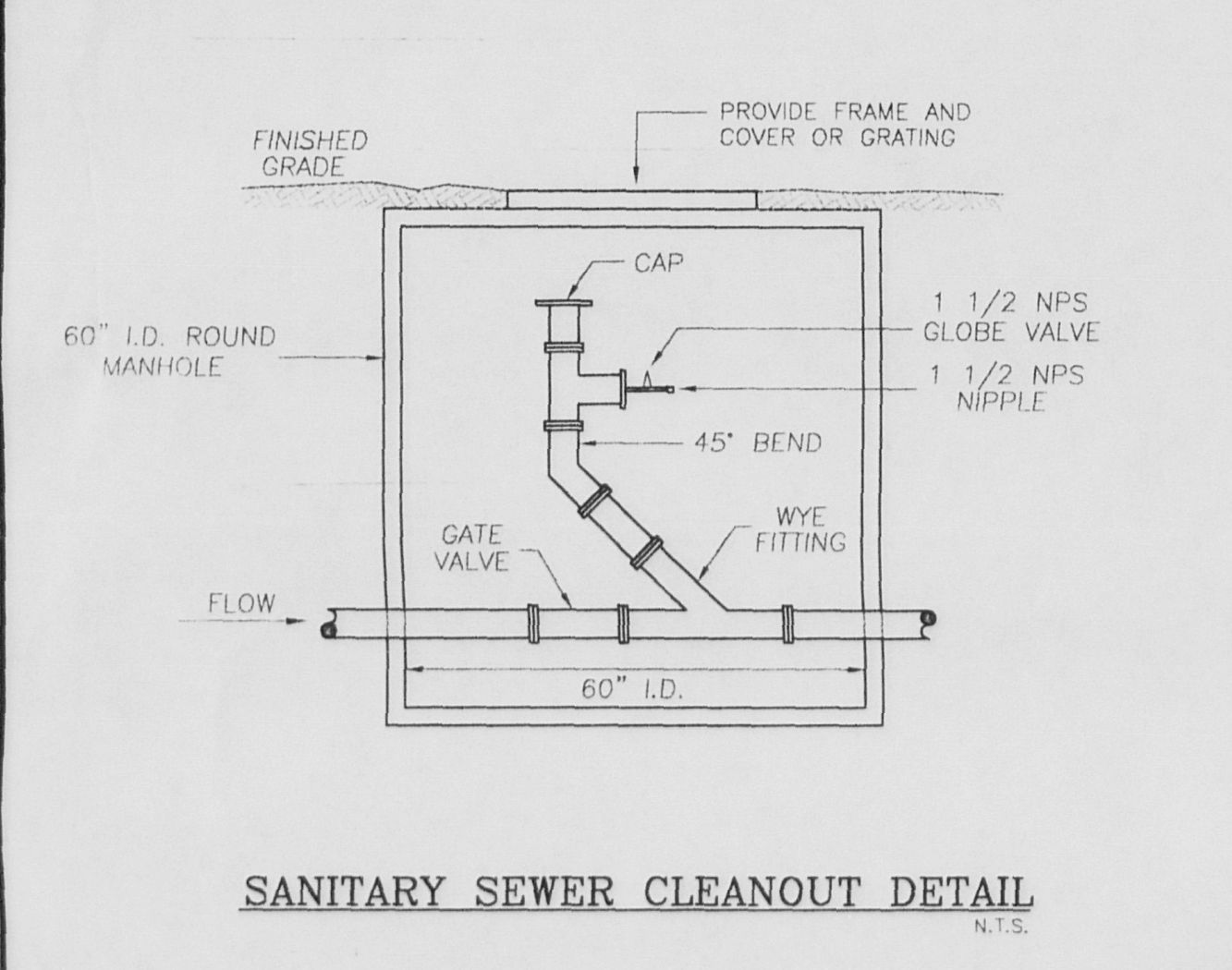
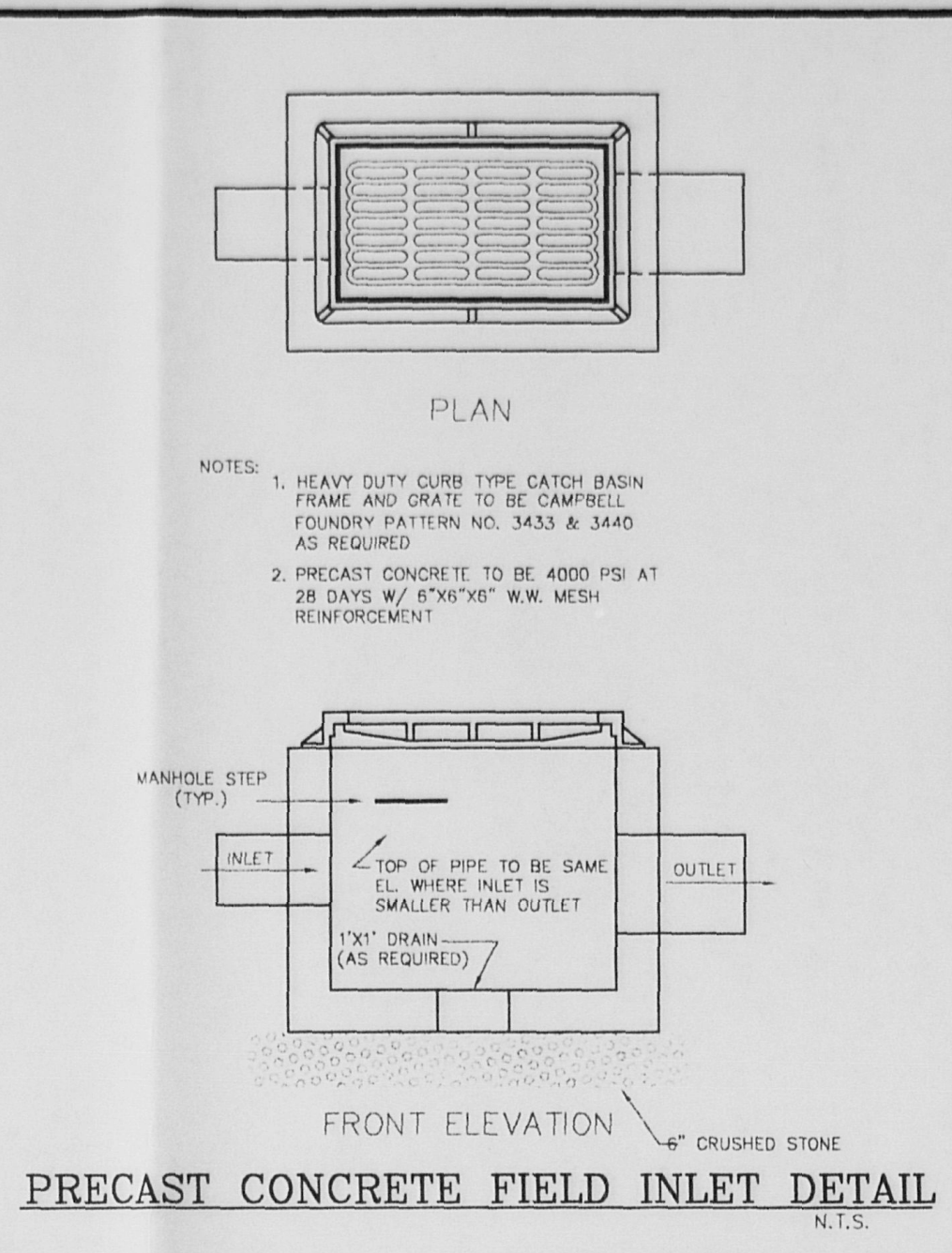
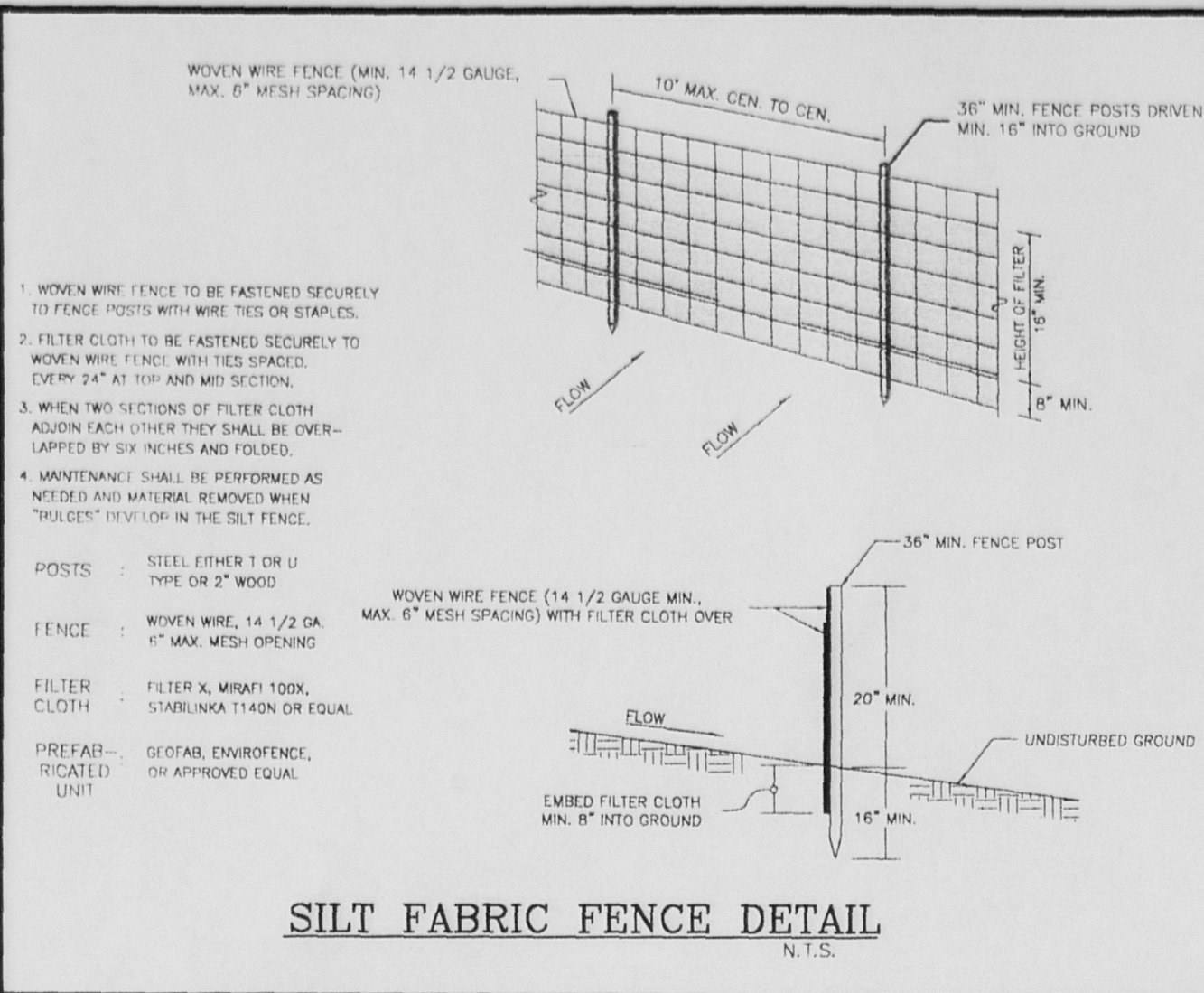
By: *Carmine Del Gaudio*
 CARMINE DEL GAUDIO, P.E. NYS LICENSE #53538

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

By: *James Pardo, Jr., Chairman*
Jorge M. Pardo, Secretary

PROFILES & SECTIONS
 SHEET 5 OF 6

PROJECT: TOWN OF NEW WINDSOR/PLUM POINT/SHEET 5-PROFILES.DWG



ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.

ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209 SUBDIVISION 2.

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF, ONLY IF SAID MAP OR COPIES BEAR THE IMPRINTED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

By: *Dennis E. Walden*
DENNIS E. WALDEN N.Y. STATE LICENSE #49555

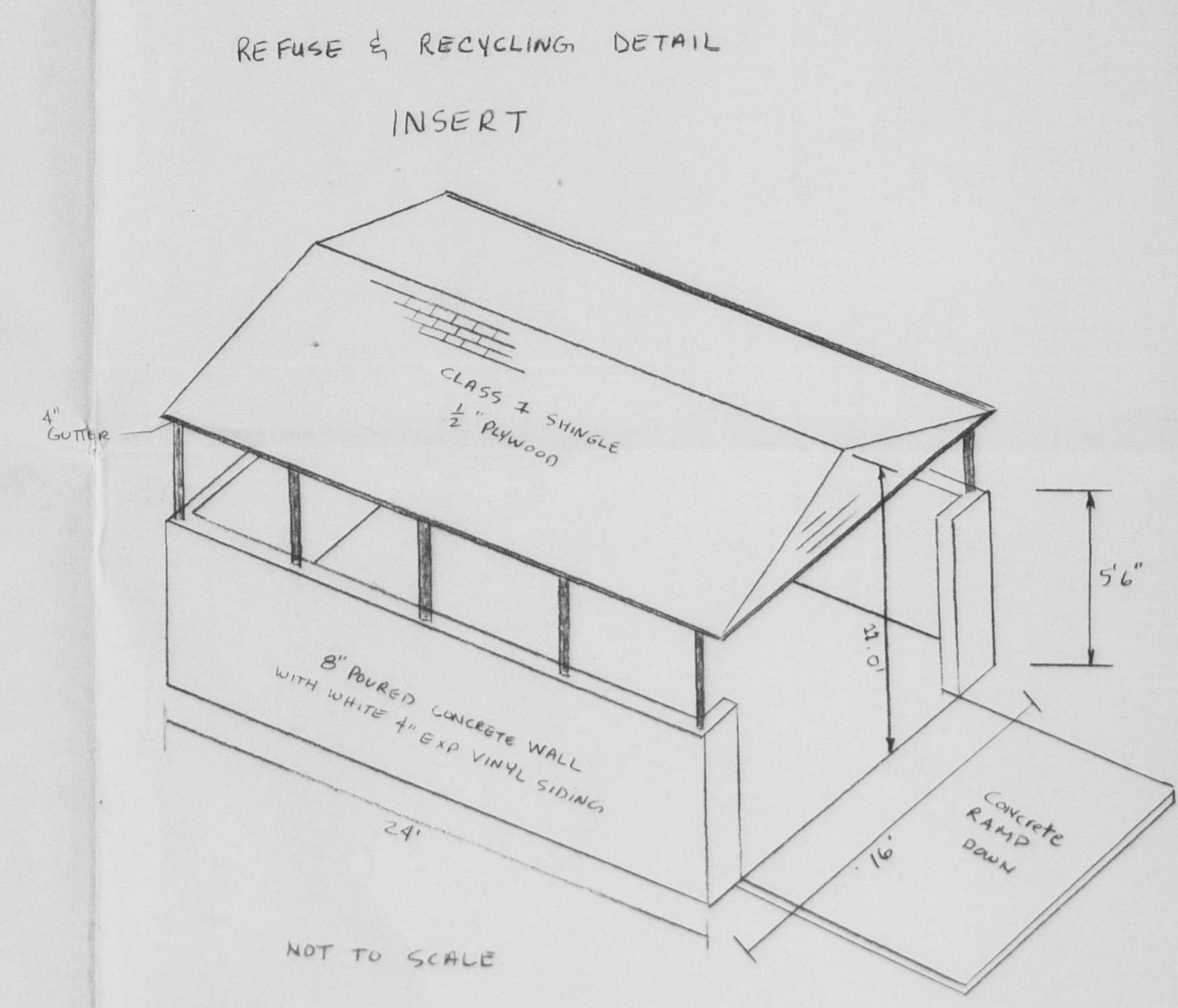
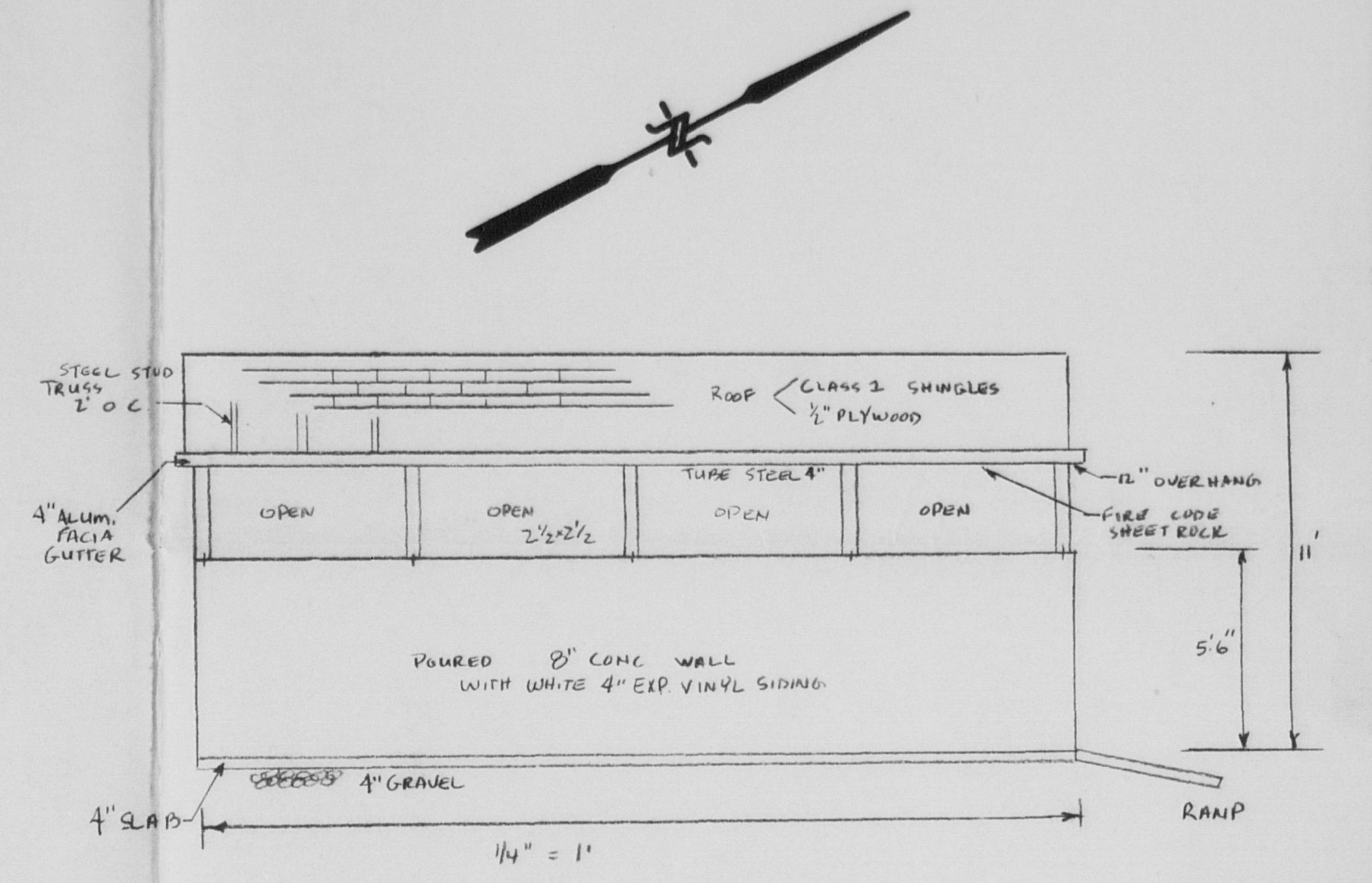
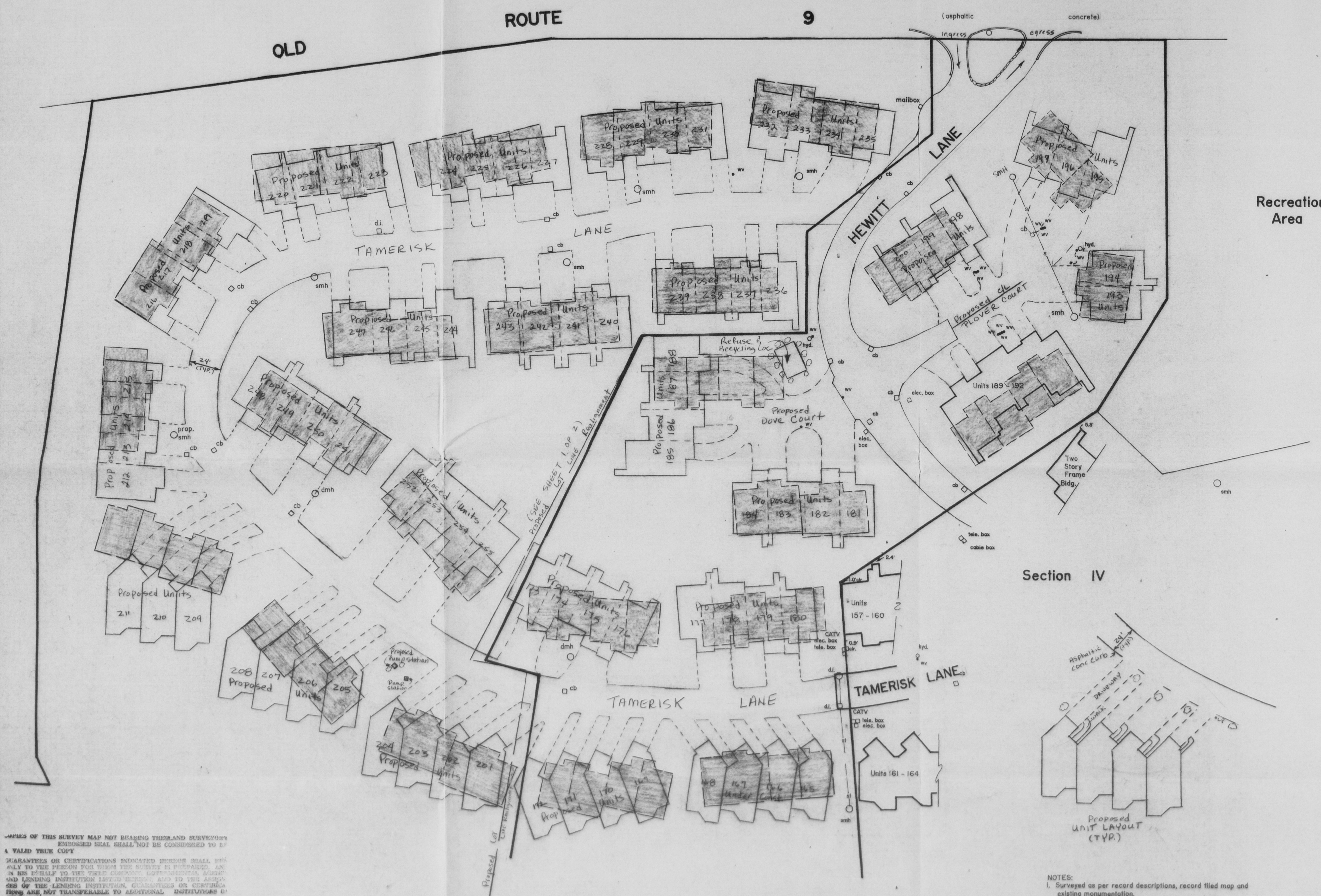
By: *Carmin Del Gaudio*
CARMIN DEL GAUDIO, PE NYS LICENSE #53538

By: *James Petro Jr.*
JAMES PETRO JR., PE NYS LICENSE #53538

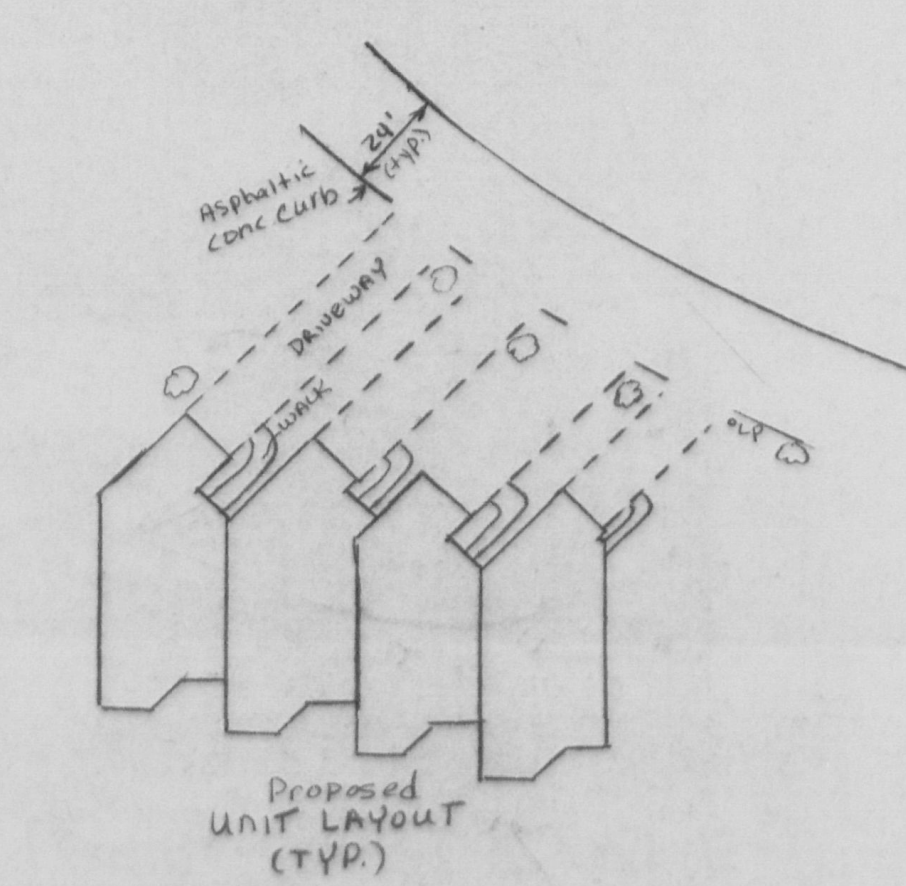
STATE OF NEW YORK
CARMIN DEL GAUDIO
REGISTERED PROFESSIONAL ENGINEER
NO. 53538

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
AUG 30 2001
By: *James Petro Jr.*
JAMES PETRO JR., PE NYS LICENSE #53538

DETAILS
SHEET 6 OF 6
PROJECT: TOWN OF NEW WINDSOR/PLUM POINT/SHEET 6 - DETAILS.DWG



Section IV



- LEGEND
- Proposed Units & Well
 - Units & well as per a certain Map entitled "SITE PLAN PLUM POINT ON HUDSON" filed in the Orange County Clerk's Office as F.M. 8960.
 - Evergreen shrub

- NOTES:
1. Surveyed as per record descriptions, record filed map and existing monumentation.
 2. Subject to any assessments and/or rights of way that an accurate, up to date abstract of title may show.
 3. The proposed building footprints shown hereon is based upon information supplied by the owner.
 4. This Site Plan Amendment is intended to relocate the phase line and shift all units in Phase V & VI. Only those changes specifically approved as part of this application shall modify previous approvals. All other requirements of the previous application shall remain in full force and effect.
 5. The exact location of the fire hydrants shall be coordinated with the Town of New Windsor Fire Inspector.
 6. The minimum dimension between the proposed buildings shown hereon is 10 feet. The minimum dimension shown on Filed Map 8960 "SITE PLAN PLUM POINT ON HUDSON" is 20 feet.

THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMPLOYED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL BE ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND IN HIS CAPACITY TO THE TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK, AND TO THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR LENDING INSTITUTIONS.

The location of any subsurface easements, right of ways, encroachments and/or improvements, if any exist, are not certified or shown hereon.

Any alterations or additions to this survey is a violation of Section 7209 of the New York State Education Law, except as per Section 7209 Sub-division 2.

All certifications hereon are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

Dennis E. Walden, Land Surveyor
380 Main Street, Beacon, N.Y. (845) 831-8196

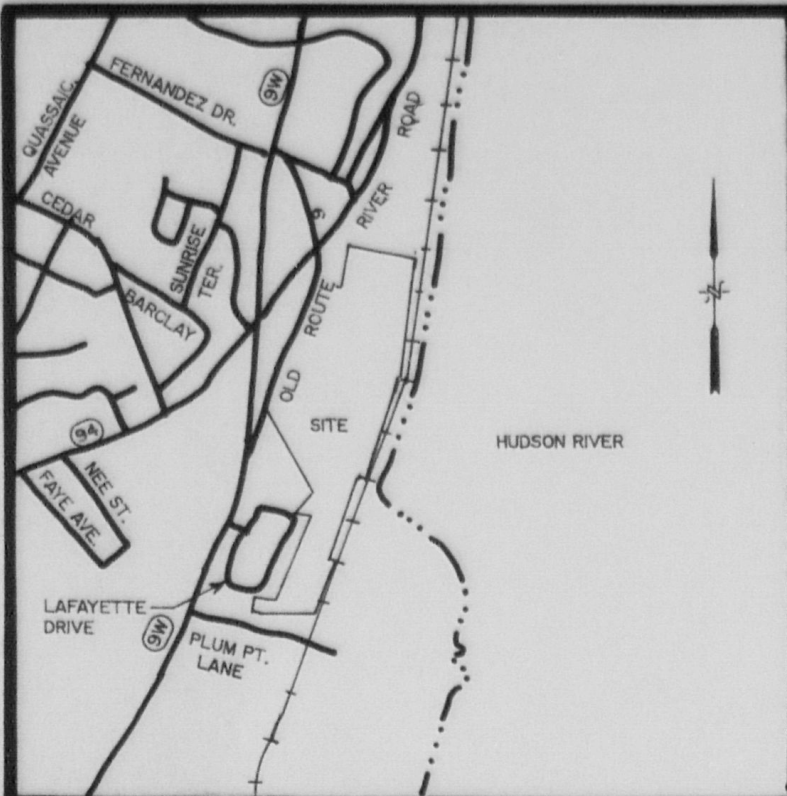
I hereby certify that the survey shown hereon is based on an actual field survey completed on JANUARY 8, 2001 and that this map was completed on MARCH 7, 2001.

Certified only to:

By: *Dennis E. Walden*
Dennis E. Walden N.Y. State Lic. No. 49555

SHEET 2 OF 2
PROPOSED BUILDING LOCATION
SECTIONS V & VI
**PLUM POINT
ON HUDSON CONDOMINIUMS**
SITUATE IN THE
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK
SCALE: 1 INCH = 40 FEET
MARCH 7, 2001

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N. Y.
DATE: 12/16/01 SIGNATURE: *[Signature]*



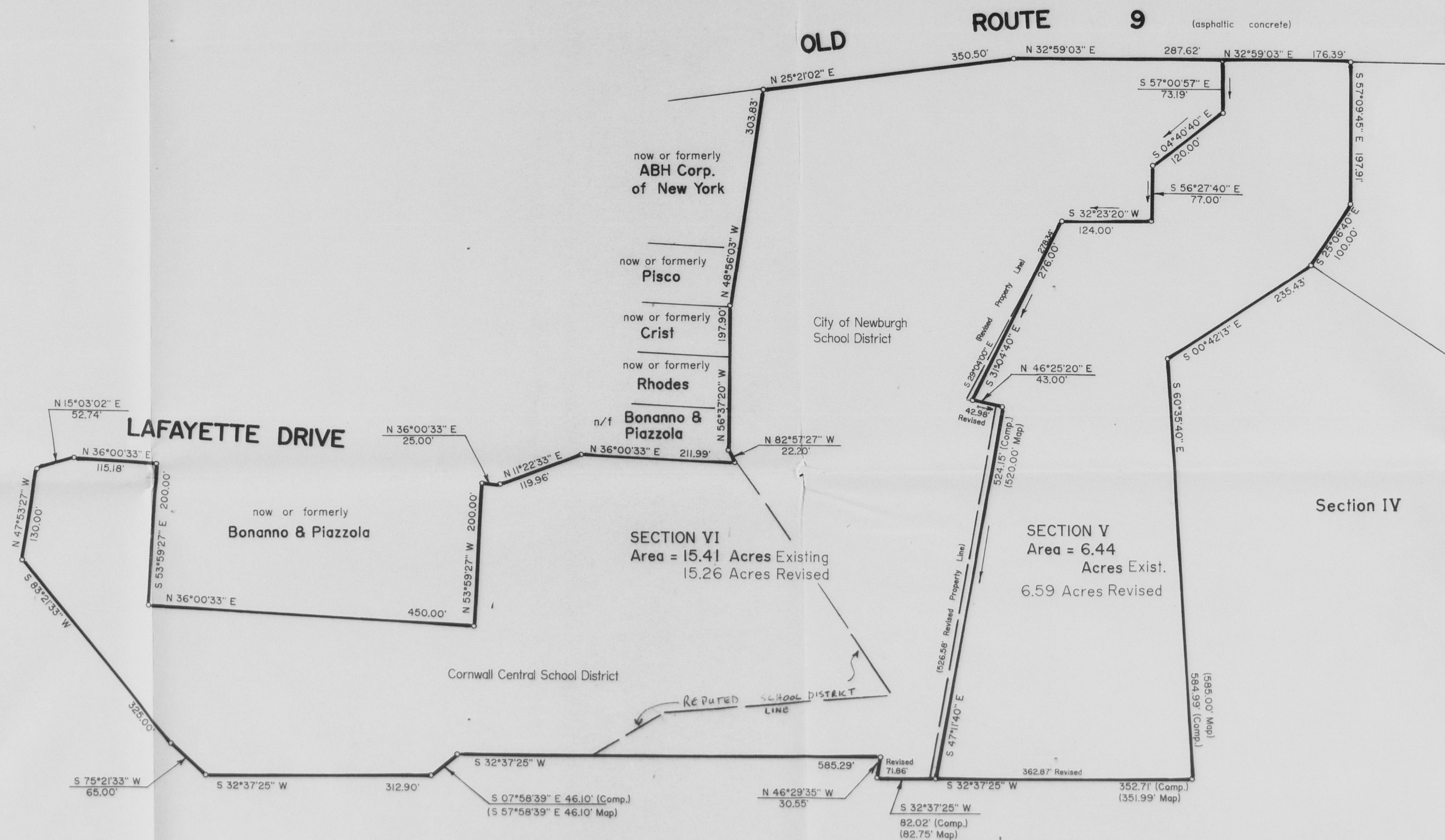
VICINITY MAP

ZONE: R-5 Multiple Family Residential

T. M. Designation: SECTION V = 81-I-3.4, SECTION VI = 81-I-2

Applicant: Isere Habertol
26 Concord Drive
Monsey, New York 10952

Owner: Summit-on-Hudson Association
404 East Route 59
Nanuet, New York 10954



NOTES OF THIS SURVEY MAP NOT BEARING THEREON SURVEYORS
EMBOSSMENT SEAL SHALL NOT BE CONSIDERED TO BE
A VALID TRUE COPY
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL BE
ONLY TO THE PERSON FOR WHOM THE SURVEY IS ORDERED, AS
A HIS SHARE TO THE TITLE COMPANY, GOVERNMENTAL AGENCY
AND LENDING INSTITUTIONS, AND TO THE AGENTS
OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS
ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS.

The location of any subsurface easements, rights of way, encroachments and/or
improvements, if any exist, are not certified or shown hereon.

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violation of Section 7209 of the New York State
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Sub-division 2.

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copies thereof only if said map or copies bear
the impressed seal of the surveyor whose
signature appears hereon.

Dennis E. Walden, Land Surveyor
380 Main St., Beacon, N.Y. 12460 831-8196

I hereby certify that the survey shown hereon is based on
an actual field survey completed on JANUARY 8, 2001
and that this map was completed on MARCH 7, 2001

Certified only to:

By: *Dennis E. Walden*
Dennis E. Walden N.Y. State Lic. No. 49555

NOTES:
1. See Sheet 2 of 2 for proposed building locations.

SHEET 1 OF 2
PROPOSED BUILDING LOCATION
SECTIONS V & VI
**PLUM POINT ON
HUDSON CONDOMINIUMS**
SITUATE IN THE
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK
SCALE: 1 INCH = 100 FEET
MARCH 7 2001

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N. Y.

DATE *2-4-01* SIGNATURE *[Signature]*

RECEIVED
MAR 12 2001

01-27